

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
S/S Hutschenreuter Road East, 1400'E of  
the c/l of Hutschenreuter Road \* DEPUTY ZONING COMMISSIONER  
(6204 & 6302 Hutschenreuter Road)  
11th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District \*  
Case No. 96-71-SPH  
Michael John Campbell, Sr., et al  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 6204 and 6302 Hutschenreuter Road, located in the vicinity of Harford Road in Glen Arm. The Petition was filed by the owners of the property, Michael J. Campbell, Sr. and his wife, Jean Margaret Campbell, and their son, Michael J. Campbell, Jr. The Petitioners seek approval to create a non-density parcel to be transferred to the adjoining lot owned by Michael J. Campbell, Jr. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael J. Campbell, Jr., Terry Campbell, R. Bruce Doak, Professional Engineer who prepared the site plan for this project, and Leonard Hutschenreuter, Jr., a nearby resident. There were no Protestants present.

Testimony and evidence offered revealed that the property which is the subject of this request consists of 4.467 acres, more or less, zoned R.C.2, and is highlighted in yellow on Petitioner's Exhibit 1. This parcel is part of a larger tract owned by Mr. & Mrs. Michael J. Campbell, Sr. which presently consists of 9.327 acres, and is improved with their residence, known as 6204 Hutschenreuter Road. This larger tract is identified as Lot 1 on Petitioner's Exhibit 1 and is highlighted in pink there-

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

on. Michael J. Campbell, Jr. owns an adjoining lot, identified as Lot 2 on Petitioner's Exhibit 1, which consists of 4.860 acres, more or less, and is also improved with a single family residence. Lot 2 is highlighted in orange on the site plan. Mr. & Mrs. Campbell, Sr. wish to transfer, as a non-density parcel, 4.467 acres from Lot 1 to their son. Pursuant to this request, Michael J. Campbell, Jr. will own 9.327 acres and Mr. & Mrs. Michael J. Campbell, Sr. will own 2.430 acres.

Further testimony revealed that all density associated with Lots 1 and 2 has been utilized by virtue of the existing dwellings and that no further development on either lot will occur.

After due consideration of the testimony and evidence presented, it appears that the special hearing should be granted. It has been established that the 4.467 acres to be transferred contain no density units and as such, meets the spirit and intent of the R.C.2 regulations. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19<sup>th</sup> day of October, 1995 that the Petition for Special Hearing seeking approval to create a non-density parcel to be transferred to an adjoining lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

ORDER RECEIVED FOR FILING

Date

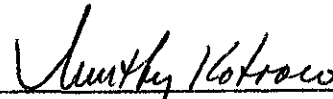
By

10/19/95

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Permits and Development Management (PDM) office for inclusion in the case file.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

10/19/95

By



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 19, 1995

Mr. & Mrs. Michael J. Campbell, Sr.  
6204 Hutschenreuter Road  
Glen Arm, Maryland 21057

RE: PETITION FOR SPECIAL HEARING  
S/S Hutschenreuter Road East, 1400'E of the c/l of Hutschenreuter Road  
(6204 & 6302 Hutschenreuter Road)  
11th Election District - 5th Councilmanic District  
Michael John Campbell, Sr., et al - Petitioners  
Case No. 96-71-SPH

Dear Mr. & Mrs. Campbell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Michael J. Campbell, Jr.  
6302 Hutschenreuter Road, Glen Arm, Md. 21057

Mr. R. Bruce Doak, Gerhold Cross & Etzel  
320 E. Towsontown Blvd., Suite 100, Towson, Md. 21286

People's Counsel

File

MICROFILMED





# Petition for Special Hearing

96-71-SPH  
to the Zoning Commissioner of Baltimore County

for the property located at 6204/6302 Hutschenreuter Road

which is presently zoned PC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*the creation of a non-density parcel to be transferred to an adjoining lot*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Michael John Campbell, Jr.  
(Type or Print Name)

x Michael John Campbell Jr  
Signature

Michael J. Campbell, Jean Margaret Campbell  
(Type or Print Name)

Michael J. Campbell, Jean Margaret Campbell  
Signature

6302 Hutschenreuter Road 512-3067

6204 Hutschenreuter Road-East 512-2856

Address

Phone No.

Glen Arm, Maryland 21057  
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Gerhold Cross & Etzel, Ltd.  
Name

320 E. Towson town Blvd. 813-4470

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

2 hr.

the following dates \_\_\_\_\_ Next Two Months

ALL

OTHER

REVIEWED BY: WJC

DATE

8/16/95

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.**

*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
OF COUNSEL  
JOHN F. ETZEL  
WILLIAM G. ULRICH

96-71-SPH

July 31, 1995

**Zoning Description for Non-Density Parcel  
Hutschenreuter Road East**

Beginning at a point in or near the centerline of Hutschenreuter Road East, 16.5 feet wide, at a distance of 1,400 feet, more or less, easterly from the centerline of Hutschenreuter Road, thence the thirteen following courses and distances:

- 1) South 57 degrees 20 minutes 56 seconds East 63.20 feet,
- 2) South 62 degrees 41 minutes 06 seconds East 172.07 feet,
- 3) South 27 degrees 57 minutes 11 seconds West 851.53 feet,
- 4) North 55 degrees 18 minutes 59 seconds West 228.54 feet,
- 5) North 27 degrees 19 minutes 30 seconds East 520.65 feet,
- 6) North 61 degrees 46 minutes 37 seconds West 384.46 feet,
- 7) North 40 degrees 26 minutes 51 seconds East 35.85 feet,
- 8) North 31 degrees 02 minutes 17 seconds East 76.57 feet,
- 9) North 30 degrees 01 minute 01 second East 63.64 feet,
- 10) North 33 degrees 14 minutes 02 seconds East 58.34 feet,
- 11) North 33 degrees 30 minutes 00 seconds East 57.00 feet,
- 12) North 10 degrees 00 minutes 00 seconds West 16.00 feet and
- 13) North 32 degrees 39 minutes 04 seconds East 4.88 feet to the point of beginning.

Containing 4.467 acres of land, more or less.

**This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.**



# 67

RECEIVED  
JUL 31 1995  
BALTIMORE COUNTY OFFICE OF ZONING

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-71-574

District Wth

Date of Posting 9/15/95

Posted for: Special Hearing

Petitioner: Michael L Campbell Jr. et al

Location of property: 6204-6302 Hutcheson Rd

Location of Signs: Facing road way on property being zoned

Remarks: \_\_\_\_\_

Posted by M. L. Campbell Date of return: 9/22/95  
Signature

Number of Signs: 1



RECEIVED

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/14, 1995.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Court House, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #98-71-SPH

(Item 67)

6204/6302 Hutschenreuter Road

3/8 Hutschenreuter Road East, 1400 E. of G. Hutschenreuter Road

11th Election District  
5th Councilmanic

Legal Owner:

Martha G. Schmitt, et al.

Proposed Use:

Residential

Deliberation time 2:00 p.m.  
in Room 118 Old Court House

Special Hearing to approve the creation of a non-density parcel to be transferred to an adjoining lot.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3363

(2) For information concerning the File and/or Hearing Please

Call 887-3391

9/11 Sept 14



Baltimore County Government  
Office of Zoning Administration  
and Development Management

#67



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 67  
Petitioner: (see below)  
Location: (see below)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael J. Campbell  
ADDRESS: 6704 Hutschenreuter Road - East  
Glen Arm, Maryland 21057  
PHONE NUMBER: 592-2856

AJ:ggs

(Revised 04/09/93)

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13



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

004059

DATE 8/16/95

ACCOUNT

01-615

Item 67

By. 25K

AMOUNT \$ 85.00

96-71-SPH

RECEIVED  
FROM:

Michael Campbell, Jr (204 Hetschenreuter Rd)

030 - Res special Herry - \$ 50.00  
080 - 1 sign posting - \$ 35.00

FOR:

0200240149MICHRE

HA 0009157AMOR-16-95

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

TO: PUTUXENT PUBLISHING COMPANY  
September 14, 1995 Issue - Jeffersonian

Please forward billing to:

Michael J. Campbell  
6204 Hutschenreuter Road - East  
Glen Arm, Maryland 21057  
592-2856

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-71-SPH (Item 67)  
6204/6302 Hutschenreuter Road  
S/S Hutschenreuter Road East, 1400' E of c/l Hutschenreuter Road  
11th Election District - 5th Councilmanic  
Legal Owner: Michael John Campbell, Jr., et al  
HEARING: MONDAY, OCTOBER 2, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the creation of a non-density parcel to be transferred to an adjoining lot.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-71-SPH (Item 67)  
6204/6302 Hutschenreuter Road  
S/S Hutschenreuter Road East, 1400' E of c/l Hutschenreuter Road  
11th Election District - 5th Councilmanic  
Legal Owner: Michael John Campbell, Jr., et al  
HEARING: MONDAY, OCTOBER 2, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the creation of a non-density parcel to be transferred to an adjoining lot.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Michael J. Campbell, et al  
Gerhold Cross & Etzel, Ltd.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 26, 1995

Michael J. Campbell  
6204 Hutschenreuter Lane East  
Glen Arm, Maryland 21057

RE: Item No.: 67  
Case No.: 96-71-SPH  
Petitioner: M. J. Campbell

Dear Mr. Campbell:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 8/28/95

DATE: 8/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 65  
66  
67  
68  
72  
74  
78  
79  
2

LS:sp

LETTY2/DEPRM/TXTSBP

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BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Sept. 7, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
*Sub* Development Plans Review

RE: Zoning Advisory Committee Meeting  
for September 5, 1995  
Items 065, 066, 067, 068, 074, 075, 076  
077 and 079

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, (67), 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91<sup>13</sup>

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol Kerns*

PK/JL



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, //  
74, 75, 77, 79 & 80.

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SEP 5 1995

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

ZADM





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-30-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 067 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

# 67



111 West Chesapeake Avenue  
Towson, MD 21204

July 11, 1995

(410) 887-3353

Michael J. Campbell  
6204 Hutschenreuter Lane East  
Glen Arm, Maryland 21057

RE: Refinement  
Campbell Property  
6204 Hutschenreuter Lane, East &  
6302 Hutschenreuter Road  
DRC Number 7105AA Dist. 11C5

Dear Mr. Campbell:

On July 10, 1995, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the Minor Subdivision Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

Please note that the lot line must be removed and a Special Exception with a non-density transfer is required.

The following requirements are necessary to further process your project and must be submitted to:

The Department of Permits and Development Management (PDM)  
County Office Building - Room 123  
111 W. Chesapeake Avenue, Towson, Maryland 21204

1. A copy of this letter.
2. In order to confirm the approval of this project, please submit a revised mylar and two prints for signature by this office and the Department of Environmental Protection and Resource Management. You will then be asked for 8 copies of this approved plan for distribution to county agencies.

Also enclosed is Minor Subdivision Procedure manual for your information.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,

*Donald T. Rascoe*

DONALD T. RASCOE  
Development Manager

DTR:KAK:aw

6086-2007-11-11



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAK - GERHOLD, CROSS & ETZEL, LTD

320 E TOWSONTOWN BLVD TOWSON MD 21286

Michael Campbell Jr

6302 HUTSCHENREUTER RD GLENARM MD 21057

Terry Campbell

6112 HUTSCHENREUTER LEE GLEN ARM, MD 21057

Leonard Hutschenreuter Jr.

6200 Hutschenreuter Ln.

#67

R. C. 2

REUTER  
E 43.500  
LANE EAST

HUTSCHENREUTER

SITE

R. C. 2

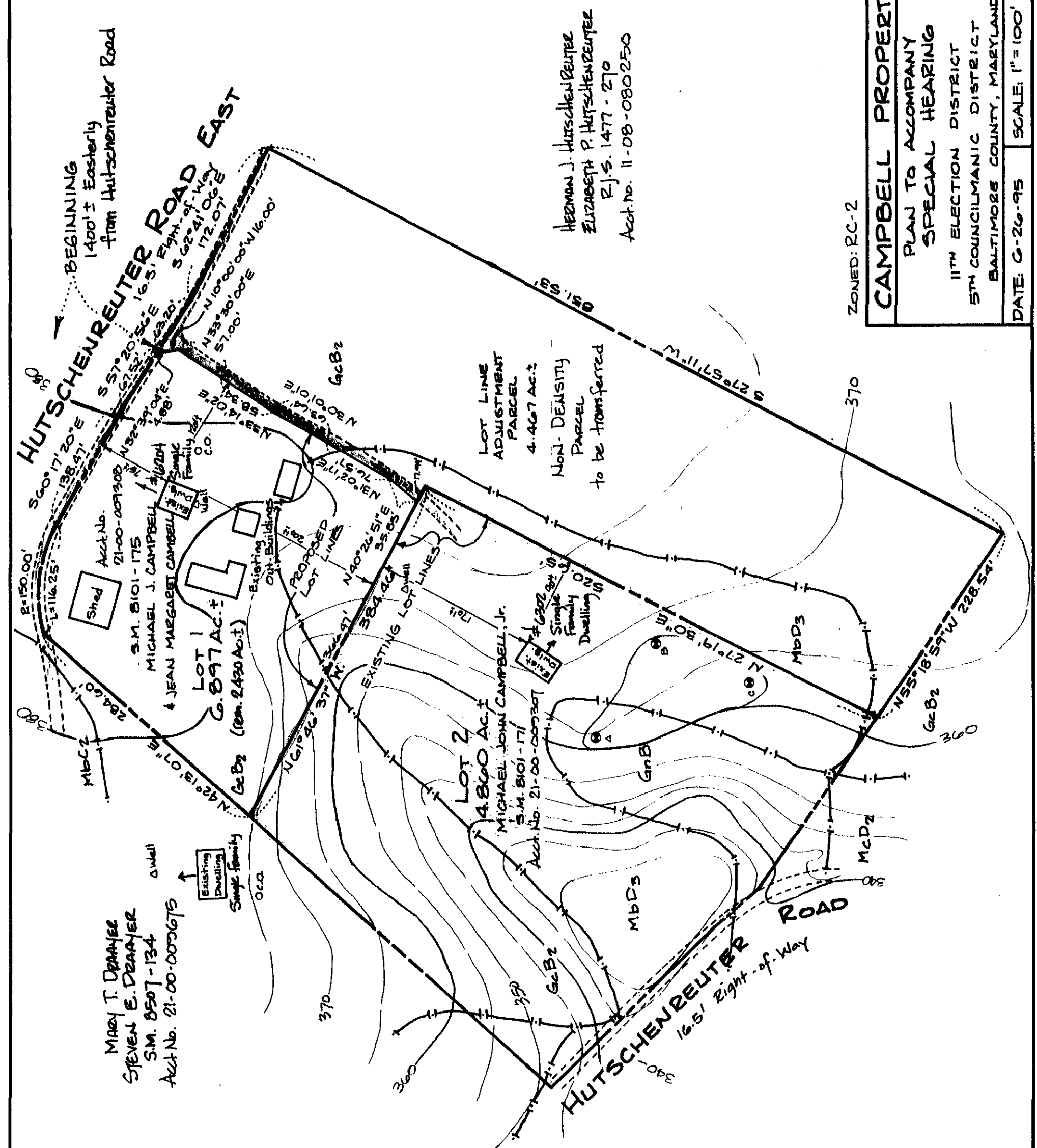
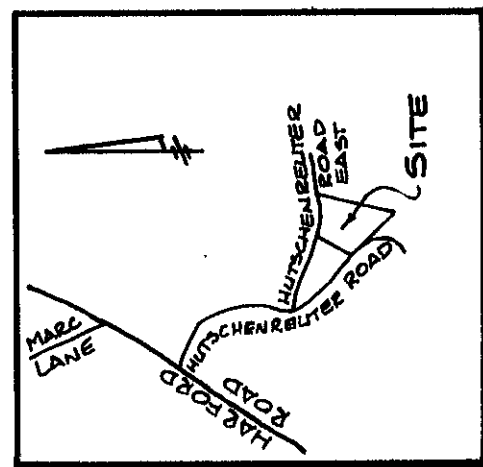
96-71-SPH

MICROFILMED 1" = 200' ±

NE. 14-11  
NE. 15-11

**GERHOLD, CROSS & ETZEL**  
Registered Professional Land Surveyors  
320 E. Townsend Blvd.  
Suite 100  
TOWSON, MD 21286





Requesting approval for the transfer of a 4.467 Ac. ± Non-Density Parcel owned by Michael J. Campbell & wife, being part of Lot 1, to Michael John Campbell Jr., owner of Lot 2, their son.  
See DEC. No. 7105AA for approval of this refinement pending the outcome of this Special Hearing

# PETITIONER'S EXHIBIT

Amended 7-31-95

<b>GERHOLD, CROSS &amp; ETZEL, LTD</b> REGISTERED PROFESSIONAL LAND SURVEYORS Suite 100 320 East Towsontown Boulevard Towson, Maryland 21286 PH: (410) 823-4470 FAX: (410) 823-4473		FIELD WORK: G.T.L.	DRAWN: S.A.L.
<b>CAMPBELL PROPERTY</b> PLAN TO ACCOMPANY SPECIAL HEARING 11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND		DATE: 6-26-95	SCALE: 1" = 100'
ZONED: RC-2			

Requesting approval for the transfer of a 4.467 Ac. ± Non-Density Parcel owned by Michael J. Campbell & wife, being part of Lot 1, to Michael John Campbell Jr., owner of Lot 2, their son.  
See DEC. No. 7105AA for approval of this refinement pending the outcome of this Special Hearing

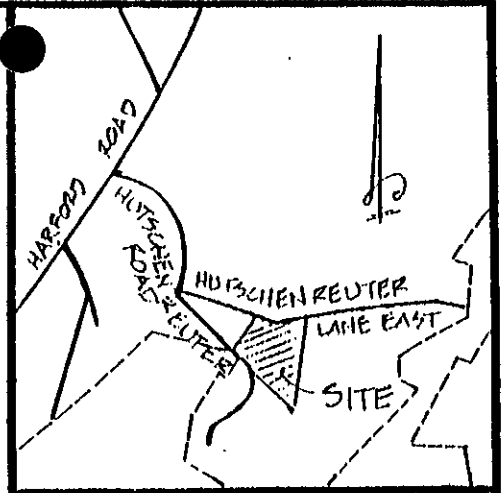
Requesting approval for the transfer of a 4.467 Ac. ± Non-Density Parcel owned by Michael J. Campbell & wife, being part of Lot 1, to Michael John Campbell Jr., owner of Lot 2, their son.  
See DEC. No. 7105AA for approval of this refinement pending the outcome of this Special Hearing

# NOTES:

1. EXISTING ZONING OF SITE IS PC-2
2. GROSS AREA OF SITE = 11.757 AC±
- 3 LOT 1 = 0.897 AC±  
LOT 2 = 4.860 AC±
4. NO CLEARING, GRADING OR DISTURBANCE IN WETLAND AREA EXCEPT AS PER THE BALTIMORE COUNTY WATER QUALITY POLICY.

## OWNER

MICHAEL J. & JEAN MARGARET CAMPBELL  
# 6204 HUTSCHENREUTER ROAD



LOCATION MAP  
SCALE: 1" = 2000'

CASTLEWOOD REALTY (5316/956)

## HUTSCHENREUTER LANE EAST

- ① N. 40°-26'-51"E. 35.85'
- ② N. 31°-02'-17"E. 76.57'
- ③ N. 30°-01'-01"E. 63.64'
- ④ N. 33°-14'-02"E. 58.34'
- ⑤ N. 33°-30'-00"E. 57.00'
- ⑥ N. 10°-00'-00"W. 16.00'
- ⑦ N. 32°-39'-04"E. 4.88'

CAMPBELL  
(7159/364)

- ⑧ S. 57°-20'-56"E. 63.20'

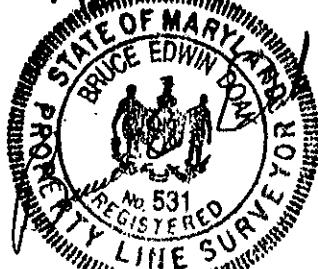
SECONDARY WETLANDS SOIL  
PER BALTO. CO. SOIL  
SURVEY MANUAL ISSUED  
MARCH 1979

BARNHART  
(6172/704)

HUTSCHENREUTER  
ROAD

Amended By:

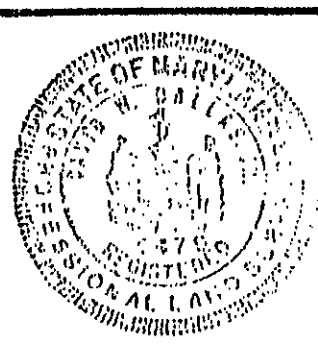
GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
320 E. Towsontown Blvd.  
Suite 100  
TOWSON, MD 21286



*Robert W. Shesky*  
BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT  
DATE  
RMS

V T ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
4932 HAZELWOOD AVE  
BALTIMORE, MD 21206  
(301) 866-2001

MICROFILMED



NOTE: TOPOGRAPHY AS SHOWN HEREON PER B.C.B.E. 14H & 15H.

AMENDED PLAT  
Aug. 1, 1995

DEED REFERENCE:  
E.H.K., JR. 61164/8216

MINOR SUBDIVISION PLAT

CAMPBELL  
PROPERTY

11TH ELECTION DISTRICT  
BALTIMORE COUNTY MD.  
SCALE: 1" = 200' DECEMBER 1988



(Individual Form) MAIL TO:

J. MELVILLE TOWNSEND

Attorney at Law

Suite 200 24 W. Pennsylvania Ave.

Towson, Maryland 21204

S.M.

LIBER 8101 PAGE 175

1059-1066

This Deed, Made this

10<sup>th</sup>

day of

February

, in the year one

thousand nine hundred and eighty-nine

, by and between

MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife, parties of the first part, Grantors, and MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife, parties of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the actual consideration paid or to be paid being \$ 0.00, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives and assigns, in fee simple, all that

lot(s) of ground

situate in Baltimore County,

in the State of Maryland, and described as follows, that is to say:

For Description see Schedule A  
attached hereto and made a part hereof.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE

DATE 2/10/89

RECEIVED FOR TRANSFER

State Department of  
Assessment & Taxation  
for Baltimore County

By

Date

DEED C RC/F 20.00  
SH CLERK 20.00  
#77024 C001 R02 T14:23  
02/10/89

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY MARYLAND

For Bonus 214  
Authorized Signature

Date 2-10-89 Sen. 11-85 A

PETITIONER'S  
EXHIBIT DA

DESCRIPTION OF PART OF THE PROPERTY OF MICHAEL J. CAMPBELL AND WIFE (LOT 1)

BEGINNING for the same at a P.K. nail set in or near the centerline of a 16.5 foot right-of-way at the beginning of that parcel of land which by deed dated May 13, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6164 folio 826 etc. was conveyed by Michael J. Campbell to Michael J. Campbell and wife thence running with and binding on the first, second, third and fourth lines of said deed and binding in or near the centerline of said 16.5 foot right-of-way, with the use thereof in common with others entitled thereto, the four following courses and distances, as now surveyed: ① southeasterly by a line curving to the right with a radius of 150.00 feet for an arc distance of 116.25 feet, ② South 60 degrees 17 minutes 20 seconds East 138.47 feet, ③ South 57 degrees 20 minutes 56 seconds East 130.72 feet and ④ South 62 degrees 41 minutes 06 seconds East 172.07 feet thence leaving the centerline of said 16.5 foot right-of-way and running with and binding on the fifth, sixth and a part of the seventh lines of said deed the three following courses and distances: ⑤ South 27 degrees 57 minutes 11 seconds West 5.28 feet to an iron bar in concrete found, ⑥ South 27 degrees 57 minutes 11 seconds West 846.25 feet and ⑦ North 55 degrees 18 minutes 59 seconds West 228.54 feet to an iron bar set thence leaving said seventh line and running for new lines of division the two following courses and distances: ⑧ North 27 degrees 19 minutes 30 seconds East 520.65 feet to an iron bar set and ⑨ North 61 degrees 46 minutes 37 seconds West 384.46 feet to an iron bar set in the last line of said deed distant 418.00 feet from the beginning thereof thence running with and binding on a part of said last line North 42 degrees 13 minutes 07 seconds East 284.60 feet to the place of beginning.

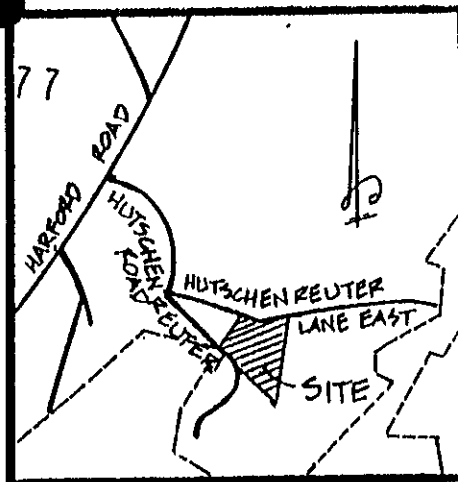
CONTAINING 6.897 acres of land, more or less.

BEING a part of that parcel of land which by deed dated May 13, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6164 folio 826 etc. was conveyed by Michael J. Campbell to Michael J. Campbell and wife.

# NOTES:

1. EXISTING ZONING OF SITE IS RC-2
2. GROSS AREA OF SITE = 11.757 AC±
3. LOT 1 = 0.897 AC±  
LOT 2 = 4.800 AC±
4. NO CLEARING, GRADING OR DISTURBANCE IN WETLAND AREA EXCEPT AS PER THE BALTIMORE COUNTY WATER QUALITY POLICY.

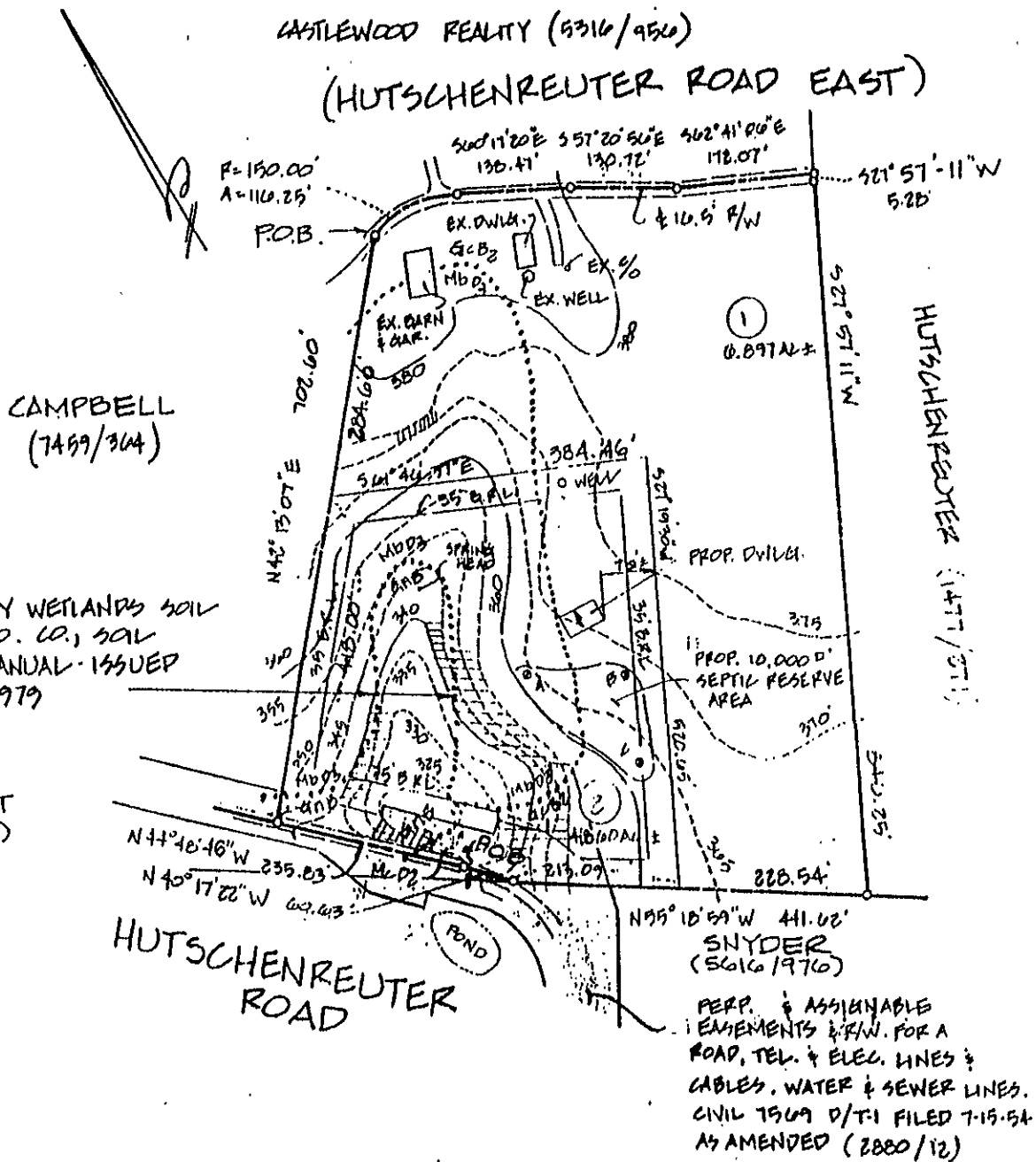
LIBER 8 | 0 | PAGE 177



LOCATION MAP  
SCALE: 1" = 2000'

## OWNER

MICHAEL J. & JEAN MARGARET CAMPBELL  
# 6204 HUTSCHENREUTER ROAD



SECONDARY WETLANDS SOIL  
PER BALTO. CO. SOIL  
SURVEY MANUAL ISSUED  
MARCH 1979

BARTHART  
(6112/704)

HUTSCHENREUTER  
ROAD

PERP. & ASSIGNABLE  
EASEMENTS & R/W. FOR A  
ROAD, TEL. & ELEC. LINES &  
CABLES, WATER & SEWER LINES.  
CIVIL 7569 D/TI FILED 7-15-54  
AS AMENDED (2880/12)

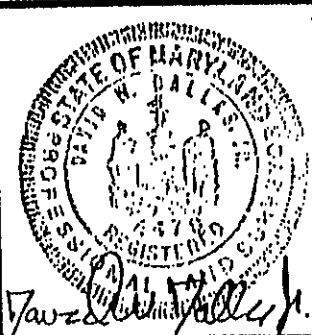
NOTE: TOPOGRAPHY AS  
SHOWN HEREON PER  
B.C.B.E. 14H & 15H.

Robert W. Shesby

1-27-89

BALTIMORE COUNTY DEPARTMENT DATE  
OF ENVIRONMENTAL PROTECTION & 12/85  
RESOURCE MANAGEMENT

V T ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
4932 HAZELWOOD AVE.  
BALTIMORE, MD 21206  
(301) 866-2001



DEED REFERENCE:  
E.H.K., JR. 6164/826  
MINOR SUBDIVISION PLAT

CAMPBELL  
PROPERTY  
11TH. ELECTION DISTRICT  
BALTIMORE COUNTY MD.  
SCALE: 1" = 200' DECEMBER 12, 1988

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantees as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

*Michael J. Campbell* [Seal]  
Michael J. Campbell

*Jean Margaret Campbell* [Seal]  
Jean Margaret Campbell

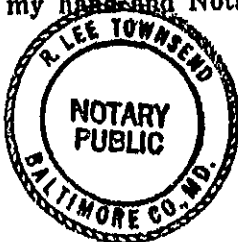
State of Maryland, BALTIMORE County, TO WIT:

I HEREBY CERTIFY, that on this 10<sup>th</sup> day of February, 19 89, before me, a Notary Public of the State aforesaid, personally appeared

MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



*R. Lee Townsend*  
Notary Public

My commission expires: July 1, 1990

(Individual Form)

MAIL TO: S.M.

LIBER 8 | 0 | PAGE 171

364

J. MELVILLE TOWNSEND  
Attorney at Law  
Suite 200 24 W. Pennsylvania Ave.  
Towson, Maryland 21204

1067-1073

This Deed, Made this 10<sup>th</sup> day of February

, in the year one

thousand nine hundred and eighty-nine, by and between

✓ MICHAEL J. CAMPBELL and ✓ JEAN MARGARET CAMPBELL, his wife, parties of the first part,  
Grantors, and

✓ MICHAEL JOHN CAMPBELL, JR., their son, party of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the actual consideration paid or to be paid being \$ 0.00, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, his personal representatives an assigns, in fee simple, all that

lot(s) of ground

situate in Baltimore County

in the State of Maryland, and described as follows, that is to say:

For Description see Schedule A  
attached hereto and made a part hereof.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

By [Signature]

DATE 2/10/89

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County

By [Signature]

Date 2/10/89

C RC/F 19.00  
DEED 0-4  
SM CLERK 19.00  
#99023 C001 R02 T14:2  
02/10/8

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY MARYLAND

For [Signature]

Authorized Signature

Date 2-10-89 Sec. 11-66 C

2B

SCHEDULE A

## DESCRIPTION OF PART OF THE PROPERTY OF MICHAEL J. CAMPBELL AND WIFE (LOT 2)

BEGINNING for the same at a railroad spike found in or near the centerline of Hutschenreuter Road and at the beginning of the ninth or North 44 degrees 48 minutes 46 seconds West 235.85 foot line of that parcel of land which by deed dated May 13, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6164 folio 826, etc. was conveyed by Michael J. Campbell to Michael J. Campbell and wife being also at the end of the sixth or South 44 degrees 48 minutes 46 seconds East 564.10 foot line of that parcel of land which by deed dated May 29, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6172 folio 704, etc. was conveyed by Albert Clifford Barnhart and others to Albert Clifford Barnhart thence running with and binding in or near the centerline of Hutschenreuter Road with the use thereof in common with others entitled thereto and running with and binding on said ninth line and running and binding reversely on part of said sixth line, as now surveyed, North 44 degrees 48 minutes 46 seconds West 235.83 feet thence leaving said Hutschenreuter Road and running with and binding on a part of the tenth line of said firstly described deed North 42 degrees 13 minutes 07 seconds East 418.00 feet to an iron bar set thence leaving said tenth line and running for new lines of division the two following courses and distances: South 61 degrees 46 minutes 37 seconds East 384.46 feet and South 27 degrees 19 minutes 30 seconds West 520.65 feet to an iron bar set in the seventh line of said firstly described deed distant 228.54 feet from the beginning thereof thence running with and binding on a part of said seventh line North 53 degrees 18 minutes 59 seconds West 213.09 feet to a railroad spike found in or near the centerline of Hutschenreuter Road thence running in or near the centerline of said Hutschenreuter Road with the use thereof in common with others entitled thereto and running with and binding on the eighth line of said firstly described deed and running and binding reversely on the seventh line of said secondly described deed North 40 degrees 17 minutes 22 seconds West 60.63 feet to the place of beginning.

CONTAINING 4.860 acres of land, more or less.

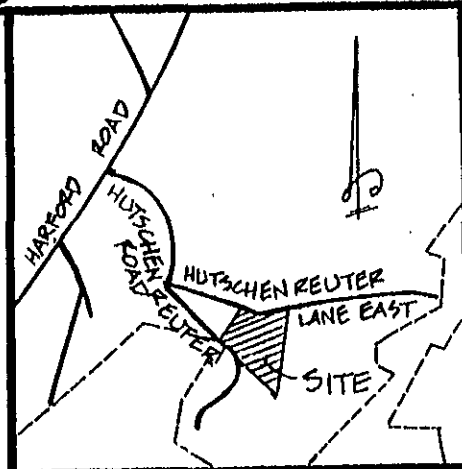
SUBJECT to a perpetual and assignable easement and right of way for a road, telephone and electric power lines and cables, water and sewer lines, in, on, over, under and across tract A-105-E, redesignated as A-105-E-1, as described in declaration of taking dated February 16, 1956 and recorded in the Land Records of Baltimore County in Liber G.L.B. 2880 folio 12 and shown on Corps of Engineers, U.S. Army, Nike Battery BA-09 Military Reservation Drawing Number N.A.D. 183, Project Number 4913 and dated January 8, 1974.

BEING a part of that parcel of land which by deed dated May 13, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6164 folio 826, etc. was conveyed by Michael J. Campbell to Michael J. Campbell and wife.

# NOTES:

1. EXISTING ZONING OF SITE IS RC-2
2. GROSS AREA OF SITE = 11.757 AC±
3. LOT 1 = 0.897 AC±  
LOT 2 = 4.800 AC±
4. NO CLEARING, GRADING OR DISTURBANCE IN WETLAND AREA EXCEPT AS PER THE BALTIMORE COUNTY WATER QUALITY POLICY.

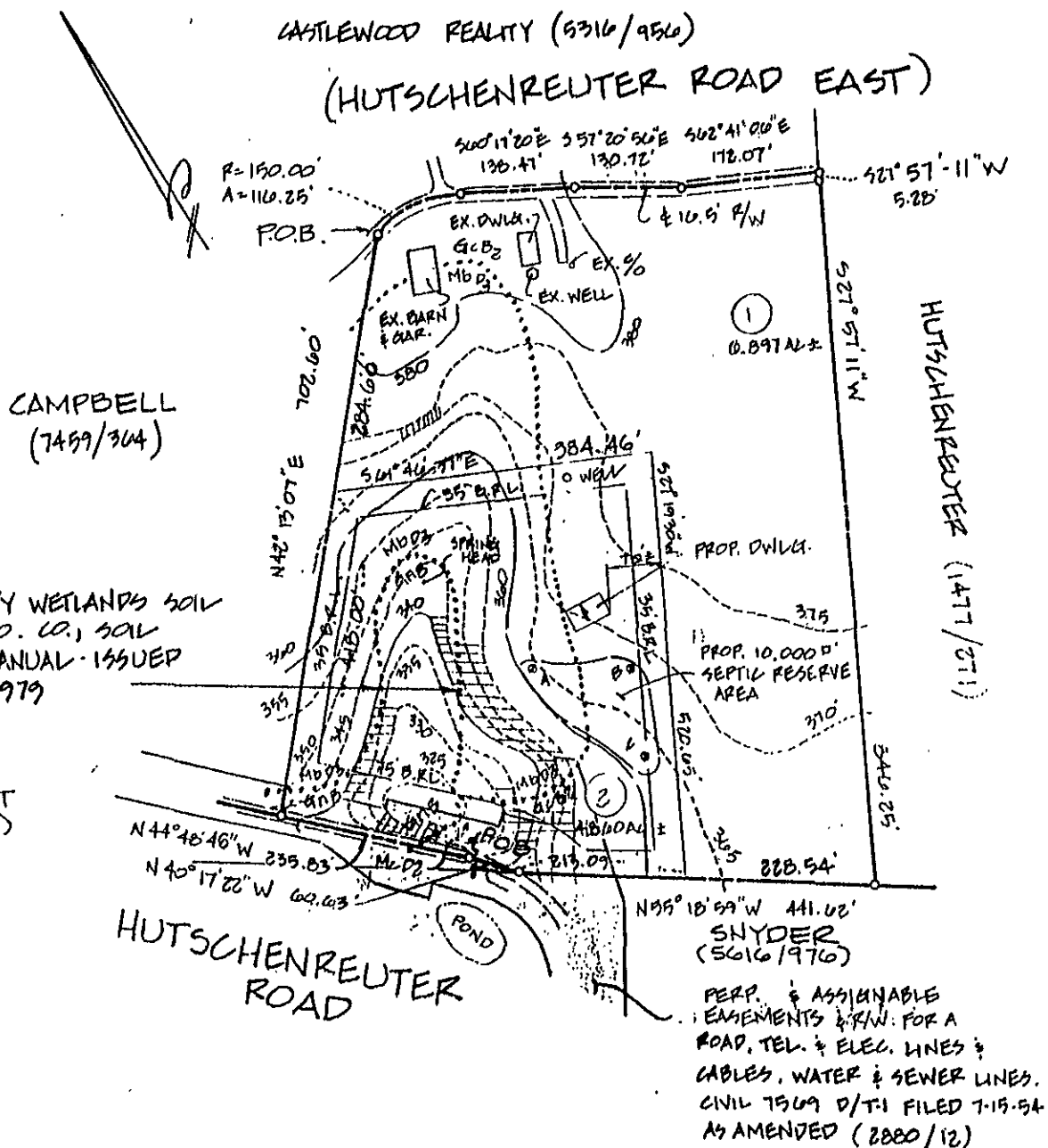
LIBER 8101 PAGE 173



LOCATION MAP  
SCALE: 1"=2000'

## OWNER

MICHAEL J. & JEAN MARGARET CAMPBELL  
# 6204 HUTSCHENREUTER ROAD



BARNHART  
(6172/704)

HUTSCHENREUTER  
ROAD

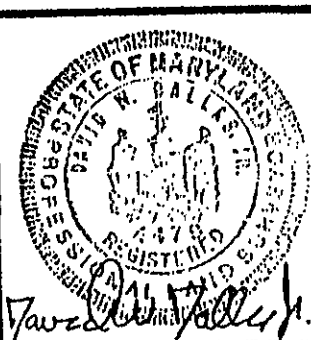
NOTE: TOPOGRAPHY AS SHOWN HEREON PER B.C.B.E. 14H 115H.

Robert W. Shesby

1-27-89

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT  
DATE 12/85

V T ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
4932 HAZELWOOD AVE.  
BALTIMORE, MD 21206  
(301) 866-2001



DEED REFERENCE:  
E.H.K., JR. 6104/820  
MINOR SUBDIVISION PLAT

CAMPBELL  
PROPERTY

11TH. ELECTION DISTRICT  
BALTIMORE COUNTY MD.  
SCALE: 1"=200' DECEMBER 12, 1988

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

July 11, 1995

(410) 887-3353

Michael J. Campbell  
6204 Hutschenreuter Lane East  
Glen Arm, Maryland 21057

RE: Refinement  
Campbell Property  
6204 Hutschenreuter Lane, East &  
6302 Hutschenreuter Road  
DRC Number 7105AA Dist. 11C5

Dear Mr. Campbell:

On July 10, 1995, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the Minor Subdivision Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

Please note that the lot line must be removed and a Special Exception with a non-density transfer is required.

The following requirements are necessary to further process your project and must be submitted to:

The Department of Permits and Development Management (PDM)  
County Office Building - Room 123  
111 W. Chesapeake Avenue, Towson, Maryland 21204

1. A copy of this letter.
2. In order to confirm the approval of this project, please submit a revised mylar and two prints for signature by this office and the Department of Environmental Protection and Resource Management. You will then be asked for 8 copies of this approved plan for distribution to county agencies.

Also enclosed is Minor Subdivision Procedure manual for your information.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,

Donald T. Rascoe

DONALD T. RASCOE  
Development Manager

PETITIONER'S  
EXHIBIT 3

DTR:KAK:aw

MICROFILMED





IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
S/S Hutschenreuter Road East, 1400'E of  
the c/l of Hutschenreuter Road \* DEPUTY ZONING COMMISSIONER  
(6204 & 6302 Hutschenreuter Road)  
11th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District \*  
Case No. 96-71-SPH  
Michael John Campbell, Sr., et al  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 6204 and 6302 Hutschenreuter Road, located in the vicinity of Harford Road in Glen Arm. The Petition was filed by the owners of the property, Michael J. Campbell, Sr. and his wife, Jean Margaret Campbell, and their son, Michael J. Campbell, Jr. The Petitioners seek approval to create a non-density parcel to be transferred to the adjoining lot owned by Michael J. Campbell, Jr. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael J. Campbell, Jr., Terry Campbell, R. Bruce Doak, Professional Engineer who prepared the site plan for this project, and Leonard Hutschenreuter, Jr., a nearby resident. There were no Protestants present.

Testimony and evidence offered revealed that the property which is the subject of this request consists of 4.467 acres, more or less, zoned R.C.2, and is highlighted in yellow on Petitioner's Exhibit 1. This parcel is part of a larger tract owned by Mr. & Mrs. Michael J. Campbell, Sr. which presently consists of 9.327 acres, and is improved with their residence, known as 6204 Hutschenreuter Road. This larger tract is identified as Lot 1 on Petitioner's Exhibit 1 and is highlighted in pink there-

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

on. Michael J. Campbell, Jr. owns an adjoining lot, identified as Lot 2 on Petitioner's Exhibit 1, which consists of 4.860 acres, more or less, and is also improved with a single family residence. Lot 2 is highlighted in orange on the site plan. Mr. & Mrs. Campbell, Sr. wish to transfer, as a non-density parcel, 4.467 acres from Lot 1 to their son. Pursuant to this request, Michael J. Campbell, Jr. will own 9.327 acres and Mr. & Mrs. Michael J. Campbell, Sr. will own 2.430 acres.

Further testimony revealed that all density associated with Lots 1 and 2 has been utilized by virtue of the existing dwellings and that no further development on either lot will occur.

After due consideration of the testimony and evidence presented, it appears that the special hearing should be granted. It has been established that the 4.467 acres to be transferred contain no density units and as such, meets the spirit and intent of the R.C.2 regulations. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19<sup>th</sup> day of October, 1995 that the Petition for Special Hearing seeking approval to create a non-density parcel to be transferred to an adjoining lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

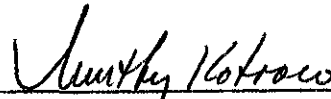
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

10/19/95  
[Signature]

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Permits and Development Management (PDM) office for inclusion in the case file.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 19, 1995

Mr. & Mrs. Michael J. Campbell, Sr.  
6204 Hutschenreuter Road  
Glen Arm, Maryland 21057

RE: PETITION FOR SPECIAL HEARING  
S/S Hutschenreuter Road East, 1400'E of the c/l of Hutschenreuter Road  
(6204 & 6302 Hutschenreuter Road)  
11th Election District - 5th Councilmanic District  
Michael John Campbell, Sr., et al - Petitioners  
Case No. 96-71-SPH

Dear Mr. & Mrs. Campbell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Michael J. Campbell, Jr.  
6302 Hutschenreuter Road, Glen Arm, Md. 21057

Mr. R. Bruce Doak, Gerhold Cross & Etzel  
320 E. Towsontown Blvd., Suite 100, Towson, Md. 21286

People's Counsel

File

MICROFILMED





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6204/6302 Hutschenreuter Road  
which is presently zoned PC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*the creation of a non-density parcel to be transferred to an adjoining lot*

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Michael John Campbell, Jr.  
(Type or Print Name)

x Michael John Campbell Jr  
Signature

Michael J. Campbell, Jean Margaret Campbell  
(Type or Print Name)

Michael J. Campbell, Jean Margaret Campbell  
Signature

6302 Hutschenreuter Road 512-3067

6204 Hutschenreuter Road-East 512-2856

Address Phone No.

Glen Arm, Maryland 21057  
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Gerhold Cross & Etzel, Ltd.  
Name

320 E. Towson town Blvd. 813-4470

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr.  
unavailable for hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: WJC DATE 8/16/95

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



1944

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-71-574

District W 4th

Date of Posting 9/15/95

Posted for: Special Hearing

Petitioner: Michael L Campbell Jr. et al

Location of property: 6204-6302 Hutcheson Rd

Location of Signs: Facing road way on property being zoned

Remarks: \_\_\_\_\_

Posted by M. L. Campbell Date of return: 9/22/95  
Signature

Number of Signs: 1



RECEIVED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Court House, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #98-71-SPH  
(Item 67)

6204/6302 Hutschenreuter Road

3/8 Hutschenreuter Road East  
1400 E of G. Hutschenreuter Road

11th Election District  
5th Councilmanic

Legal Owner:

Lawrence E. Schmidt

Case #98-71-SPH

Delivered to the County Office  
in Room 118, Old Court House

Special Hearing to approve the creation of a non-density parcel to be transferred to an adjoining lot.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3363

(2) For information concerning the File and/or Hearing Please

Call 887-3391

9/11 Sept 14

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/14, 1995.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON



Baltimore County Government  
Office of Zoning Administration  
and Development Management

#67



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 67  
Petitioner: (see below)  
Location: (see below)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael J. Campbell  
ADDRESS: 6704 Hutschenreuter Road - East  
Glen Arm, Maryland 21057  
PHONE NUMBER: 592-2856

AJ:ggs

(Revised 04/09/93)

MICROFILMED

13



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

004059

DATE 8/16/95

ACCOUNT

01-615

Item 67

By. 25K

AMOUNT \$ 85.00

96-71-SPH

RECEIVED  
FROM:

Michael Campbell, Jr (204 Hetschenreuter Rd)

030 - Res special Herry - \$ 50.00  
080 - 1 sign posting - \$ 35.00

FOR:

0200240149MICHRE  
HA 0009157AMOR-16-95

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PUTUXENT PUBLISHING COMPANY  
September 14, 1995 Issue - Jeffersonian

Please forward billing to:

Michael J. Campbell  
6204 Hutschenreuter Road - East  
Glen Arm, Maryland 21057  
592-2856

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-71-SPH (Item 67)  
6204/6302 Hutschenreuter Road  
S/S Hutschenreuter Road East, 1400' E of c/l Hutschenreuter Road  
11th Election District - 5th Councilmanic  
Legal Owner: Michael John Campbell, Jr., et al  
HEARING: MONDAY, OCTOBER 2, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the creation of a non-density parcel to be transferred to an adjoining lot.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-71-SPH (Item 67)  
6204/6302 Hutschenreuter Road  
S/S Hutschenreuter Road East, 1400' E of c/l Hutschenreuter Road  
11th Election District - 5th Councilmanic  
Legal Owner: Michael John Campbell, Jr., et al  
HEARING: MONDAY, OCTOBER 2, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the creation of a non-density parcel to be transferred to an adjoining lot.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon  
Director

cc: Michael J. Campbell, et al  
Gerhold Cross & Etzel, Ltd.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 26, 1995

Michael J. Campbell  
6204 Hutschenreuter Lane East  
Glen Arm, Maryland 21057

RE: Item No.: 67  
Case No.: 96-71-SPH  
Petitioner: M. J. Campbell

Dear Mr. Campbell:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 8/28/95

DATE: 8/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 65  
66  
67  
68  
72  
74  
78  
79  
2

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Sept. 7, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
*Sub* Development Plans Review

RE: Zoning Advisory Committee Meeting  
for September 5, 1995  
Items 065, 066, 067, 068, 074, 075, 076  
077 and 079

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, (67), 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91<sup>13</sup>

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol Kerns*

PK/JL



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, //  
74, 75, 77, 79 & 80.

MICROFILMED RECEIVED

SEP 5 1995

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

ZADM





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-30-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 067 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management

# 67



111 West Chesapeake Avenue  
Towson, MD 21204

July 11, 1995

(410) 887-3353

Michael J. Campbell  
6204 Hutschenreuter Lane East  
Glen Arm, Maryland 21057

RE: Refinement  
Campbell Property  
6204 Hutschenreuter Lane, East &  
6302 Hutschenreuter Road  
DRC Number 7105AA Dist. 11C5

Dear Mr. Campbell:

On July 10, 1995, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the Minor Subdivision Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

Please note that the lot line must be removed and a Special Exception with a non-density transfer is required.

The following requirements are necessary to further process your project and must be submitted to:

The Department of Permits and Development Management (PDM)  
County Office Building - Room 123  
111 W. Chesapeake Avenue, Towson, Maryland 21204

1. A copy of this letter.
2. In order to confirm the approval of this project, please submit a revised mylar and two prints for signature by this office and the Department of Environmental Protection and Resource Management. You will then be asked for 8 copies of this approved plan for distribution to county agencies.

Also enclosed is Minor Subdivision Procedure manual for your information.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,

*Donald T. Rascoe*

DONALD T. RASCOE  
Development Manager

DTR:KAK:aw

6086-2007-11-11



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAK - GERHOLD, CROSS & ETZEL, LTD

320 E TOWSONTOWN BLVD TOWSON MD 21286

Michael Campbell Sr

6302 HUTSCHENREUTER RD GLENARM MD 21057

Terry Campbell

6112 HUTSCHENREUTER LEE GLEN ARM, MD 21057

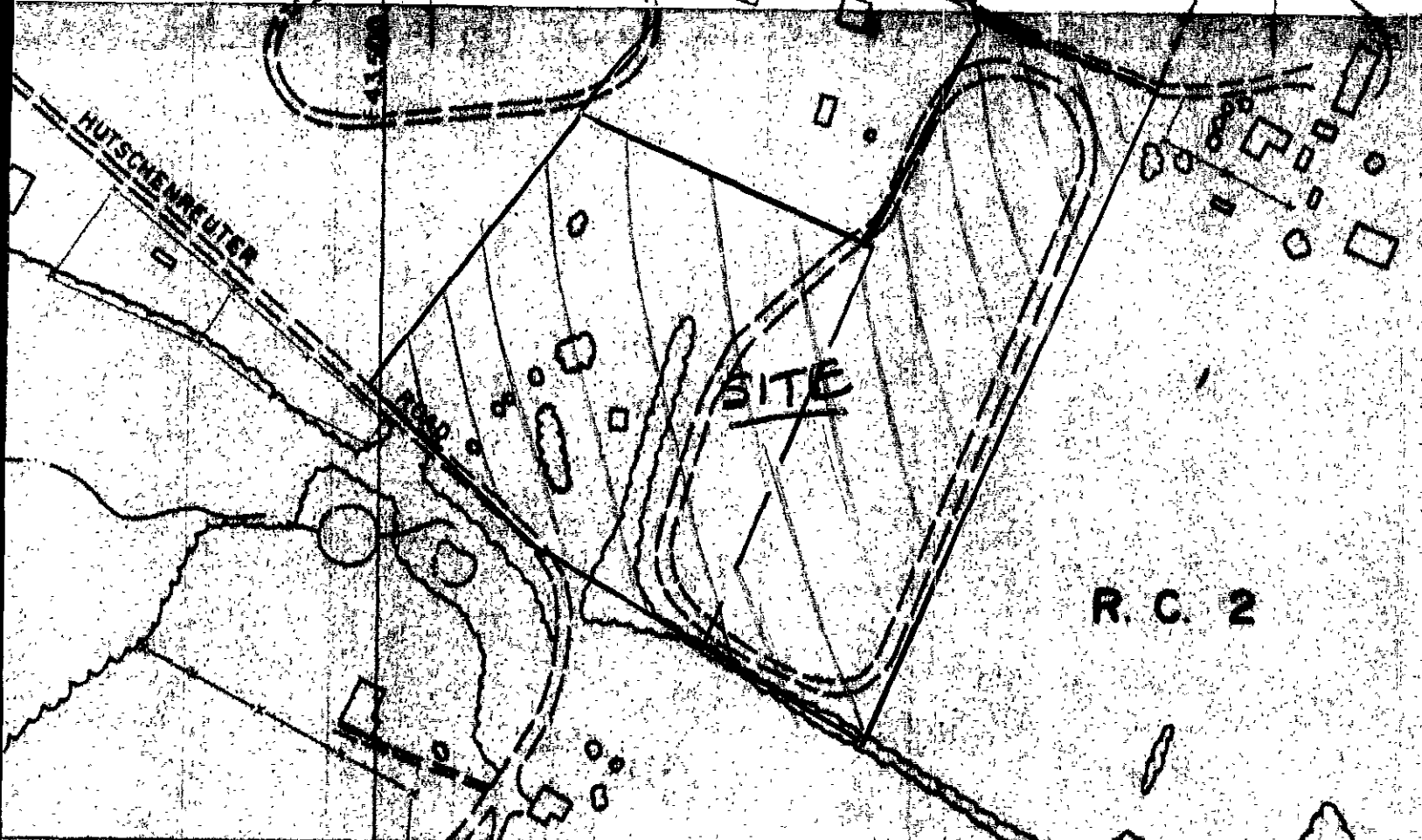
Leonard Hutschenreuter Jr.

6200 Hutschenreuter Ln.

#67

R. C. 2

REUTER  
E 43.500  
LANE EAST



SITE

R. C. 2

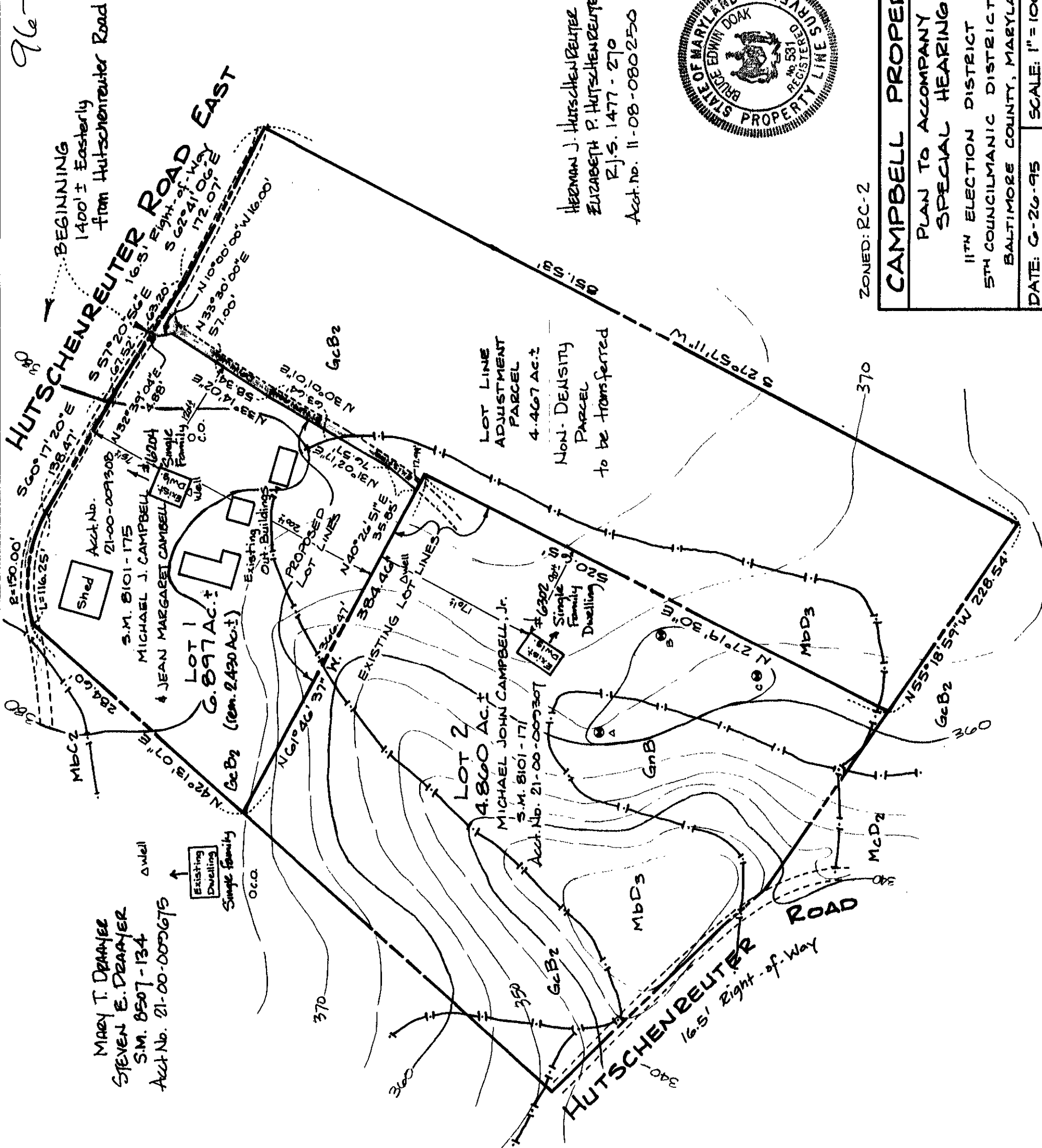
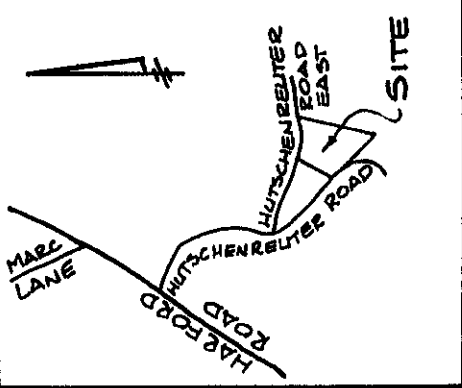
96-71-SPH

MICROFILMED 1" = 200' ±

NE. 14-11  
NE. 15-11

**GERHOLD, CROSS & ETZEL**  
Registered Professional Land Surveyors  
320 E. Townsend Blvd.  
Suite 100  
TOWSON, MD 21286

96-71-SPH



Requesting approval for the transfer of a 4.467 Ac. ± Non-Density Parcel owned by Michael J. Campbell & wife, being part of Lot 1, to Michael John Campbell Jr., owner of Lot 2, their son.

See D.C. No. 7105AA for approval of this refinement pending the outcome of this Special Hearing

W. Campbell

# 67

ZONED: RC-2

Amended 7-31-95

CAMPBELL PROPERTY

PLAN TO ACCOMPANY  
SPECIAL HEARING

11TH ELECTION DISTRICT  
5TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND

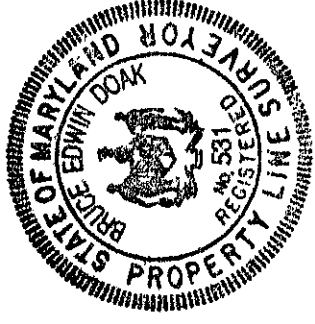
DATE: 6-26-95 SCALE: 1" = 100'

FIELD WORK: G.T.L.

DRAWN: S.A.L.

GERHOLD, CROSS & ETZEL, LTD  
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100  
320 East Towsontown Boulevard  
Towson, Maryland 21286  
PH: (410) 823-4470 FAX: (410) 823-4473



Hereman J. Huttschenreuter  
Elizabeth P. Huttschenreuter  
R.J.S. 1477 - 270  
Acct. No. 11-08-080250

LOT LINE  
ADJUSTMENT  
PARCEL  
4.467 Ac. ±  
Non-Density  
Parcel  
to be transferred

MARY T. DEANER  
STEVEN E. DEANER  
S.M. 8507-134  
Acct. No. 21-00-000675

Existing  
Dwelling  
Single family

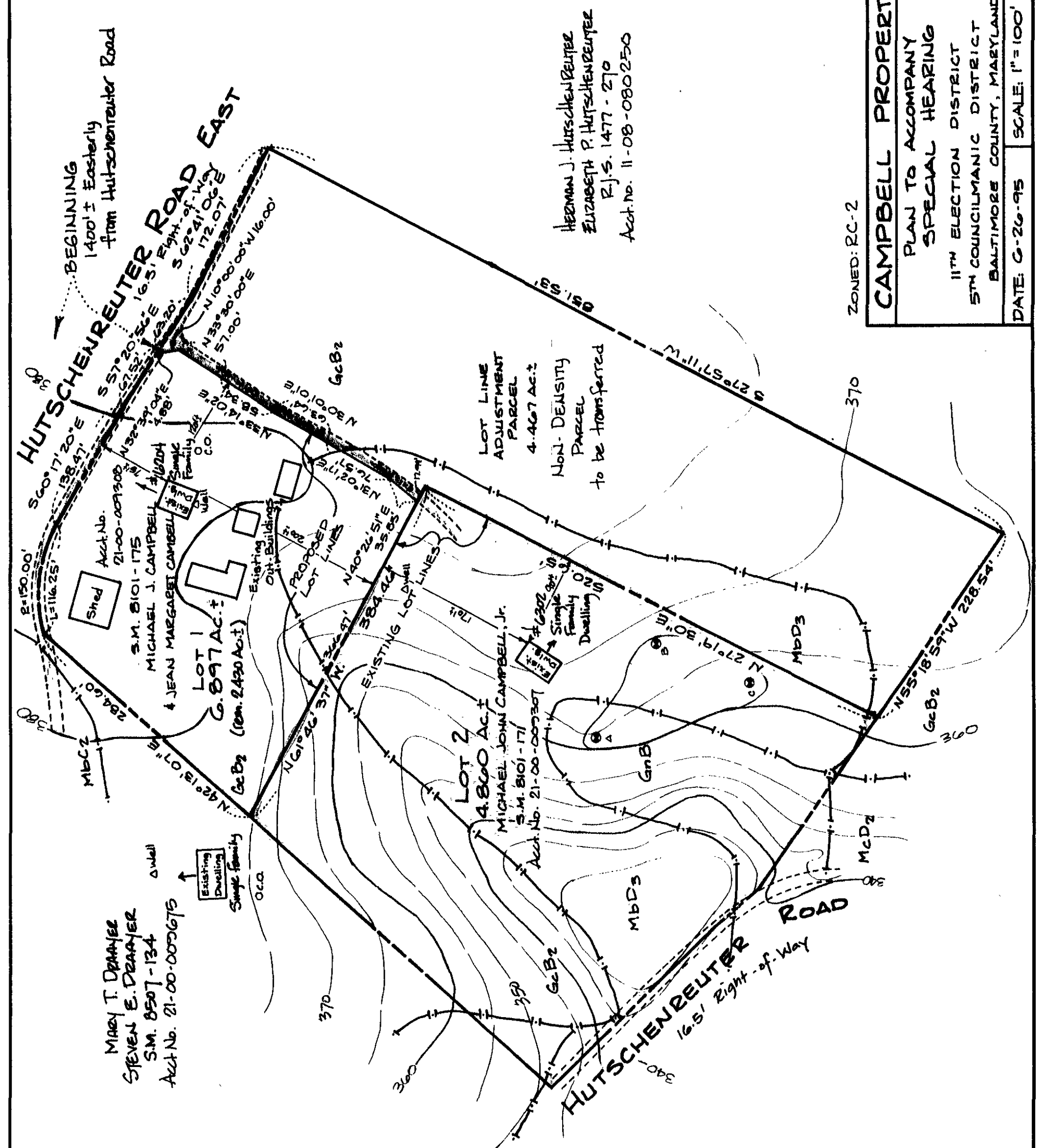
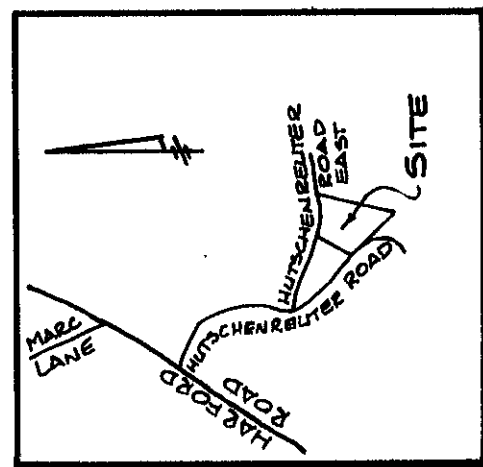
LOT 2  
4.860 Ac. ±  
MICHAEL JOHN CAMPBELL, Jr.  
S.M. 8101-171  
Acct. No. 21-00-000307

Existing  
Dwelling  
Single family

LOT 1  
0.897 Ac. ±  
MICHAEL J. CAMPBELL  
S.M. 8101-175  
Acct. No. 21-00-000308

Existing  
Dwelling  
Single family

Shed



Requesting approval for the transfer of a 4.467 Ac. ± Non-Density Parcel owned by Michael J. Campbell and wife, being part of Lot 1, to Michael John Campbell Jr., owner of Lot 2, their son.

See DEC. No. 7105AA for approval of this refinement pending the outcome of this Special Hearing

**PETITIONER'S EXHIBIT**

amended 7-31-95

<b>GERHOLD, CROSS &amp; ETZEL, LTD</b> REGISTERED PROFESSIONAL LAND SURVEYORS Suite 100 320 East Towson Boulevard Towson, Maryland 21286 PH: (410) 823-4470 FAX: (410) 823-4473	
<b>CAMPBELL PROPERTY</b> PLAN TO ACCOMPANY SPECIAL HEARING 11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	FIELD WORK: G.T.L.
DATE: 6-26-95	SCALE: 1" = 100'

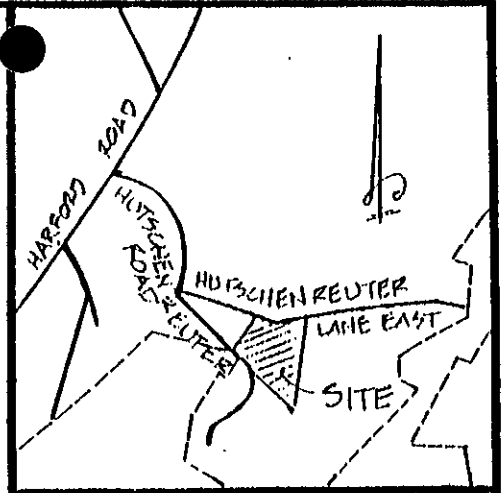
DRAWN: S.A.L.

# NOTES:

1. EXISTING ZONING OF SITE IS PC-2
2. GROSS AREA OF SITE = 11.757 AC±
- 3 LOT 1 = 0.897 AC±  
LOT 2 = 4.860 AC±
4. NO CLEARING, GRADING OR DISTURBANCE IN WETLAND AREA EXCEPT AS PER THE BALTIMORE COUNTY WATER QUALITY POLICY.

## OWNER

MICHAEL J. & JEAN MARGARET CAMPBELL  
# 6204 HUTSCHENREUTER ROAD



LOCATION MAP  
SCALE: 1" = 2000'

CASTLEWOOD REALTY (5316/956)

## HUTSCHENREUTER LANE EAST

- ① N. 40°-26'-51"E. 35.85'
- ② N. 31°-02'-17"E. 76.57'
- ③ N. 30°-01'-01"E. 63.64'
- ④ N. 33°-14'-02"E. 58.34'
- ⑤ N. 33°-30'-00"E. 57.00'
- ⑥ N. 10°-00'-00"W. 16.00'
- ⑦ N. 32°-39'-04"E. 4.88'

CAMPBELL  
(7159/364)

- ⑧ S. 57°-20'-56"E. 63.20'

SECONDARY WETLANDS SOIL  
PER BALTO. CO. SOIL  
SURVEY MANUAL ISSUED  
MARCH 1979

BARNHART  
(6172/704)

HUTSCHENREUTER  
ROAD

Amended By:

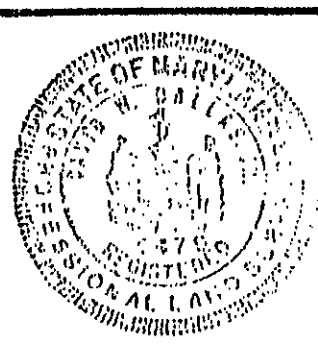
GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
320 E. Towsontown Blvd.  
Suite 100  
TOWSON, MD 21286



*Robert W. Shesky*  
BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT  
DATE  
RMS

V T ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
4932 HAZELWOOD AVE  
BALTIMORE, MD 21206  
(301) 866-2001

MICROFILMED



NOTE: TOPOGRAPHY AS SHOWN HEREON PER B.C.B.E. 14H & 15H.

AMENDED PLAT  
Aug. 1, 1995

DEED REFERENCE:  
E.H.K., JR. 61164/8216

MINOR SUBDIVISION PLAT

CAMPBELL  
PROPERTY

11TH ELECTION DISTRICT  
BALTIMORE COUNTY MD.  
SCALE: 1" = 200' DECEMBER 1988



(Individual Form) MAIL TO:

J. MELVILLE TOWNSEND

Attorney at Law

Suite 200 24 W. Pennsylvania Ave.

Towson, Maryland 21204

S.M.

LIBER 8101 PAGE 175

1059-1066

This Deed, Made this

10<sup>th</sup>

day of

February

, in the year one

thousand nine hundred and eighty-nine

, by and between

MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife, parties of the first part, Grantors, and MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife, parties of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the actual consideration paid or to be paid being \$ 0.00, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives and assigns, in fee simple, all that

lot(s) of ground

situate in Baltimore County,

in the State of Maryland, and described as follows, that is to say:

For Description see Schedule A  
attached hereto and made a part hereof.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE

DATE 2/10/89

RECEIVED FOR TRANSFER

State Department of  
Assessment & Taxation  
for Baltimore County

By

Date

DEED C RC/F 20.00  
SH CLERK 20.00  
#77024 C001 R02 T14:23  
02/10/89

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY MARYLAND

For Bonus 214  
Authorized Signature

Date 2-10-89 Sen. 11-85 A

PETITIONER'S  
EXHIBIT DA

DESCRIPTION OF PART OF THE PROPERTY OF MICHAEL J. CAMPBELL AND WIFE (LOT 1)

BEGINNING for the same at a P.K. nail set in or near the centerline of a 16.5 foot right-of-way at the beginning of that parcel of land which by deed dated May 13, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6164 folio 826 etc. was conveyed by Michael J. Campbell to Michael J. Campbell and wife thence running with and binding on the first, second, third and fourth lines of said deed and binding in or near the centerline of said 16.5 foot right-of-way, with the use thereof in common with others entitled thereto, the four following courses and distances, as now surveyed: ① southeasterly by a line curving to the right with a radius of 150.00 feet for an arc distance of 116.25 feet, ② South 60 degrees 17 minutes 20 seconds East 138.47 feet, ③ South 57 degrees 20 minutes 56 seconds East 130.72 feet and ④ South 62 degrees 41 minutes 06 seconds East 172.07 feet thence leaving the centerline of said 16.5 foot right-of-way and running with and binding on the fifth, sixth and a part of the seventh lines of said deed the three following courses and distances: ⑤ South 27 degrees 57 minutes 11 seconds West 5.28 feet to an iron bar in concrete found, ⑥ South 27 degrees 57 minutes 11 seconds West 846.25 feet and ⑦ North 55 degrees 18 minutes 59 seconds West 228.54 feet to an iron bar set thence leaving said seventh line and running for new lines of division the two following courses and distances: ⑧ North 27 degrees 19 minutes 30 seconds East 520.65 feet to an iron bar set and ⑨ North 61 degrees 46 minutes 37 seconds West 384.46 feet to an iron bar set in the last line of said deed distant 418.00 feet from the beginning thereof thence running with and binding on a part of said last line North 42 degrees 13 minutes 07 seconds East 284.60 feet to the place of beginning.

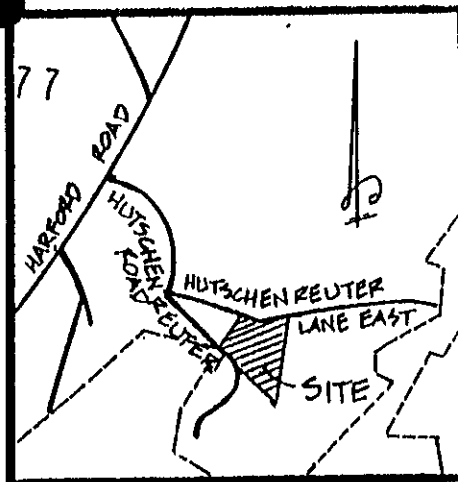
CONTAINING 6.897 acres of land, more or less.

BEING a part of that parcel of land which by deed dated May 13, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6164 folio 826 etc. was conveyed by Michael J. Campbell to Michael J. Campbell and wife.

# NOTES:

1. EXISTING ZONING OF SITE IS RC-2
2. GROSS AREA OF SITE = 11.757 AC±
3. LOT 1 = 0.897 AC±  
LOT 2 = 4.800 AC±
4. NO CLEARING, GRADING OR DISTURBANCE IN WETLAND AREA EXCEPT AS PER THE BALTIMORE COUNTY WATER QUALITY POLICY.

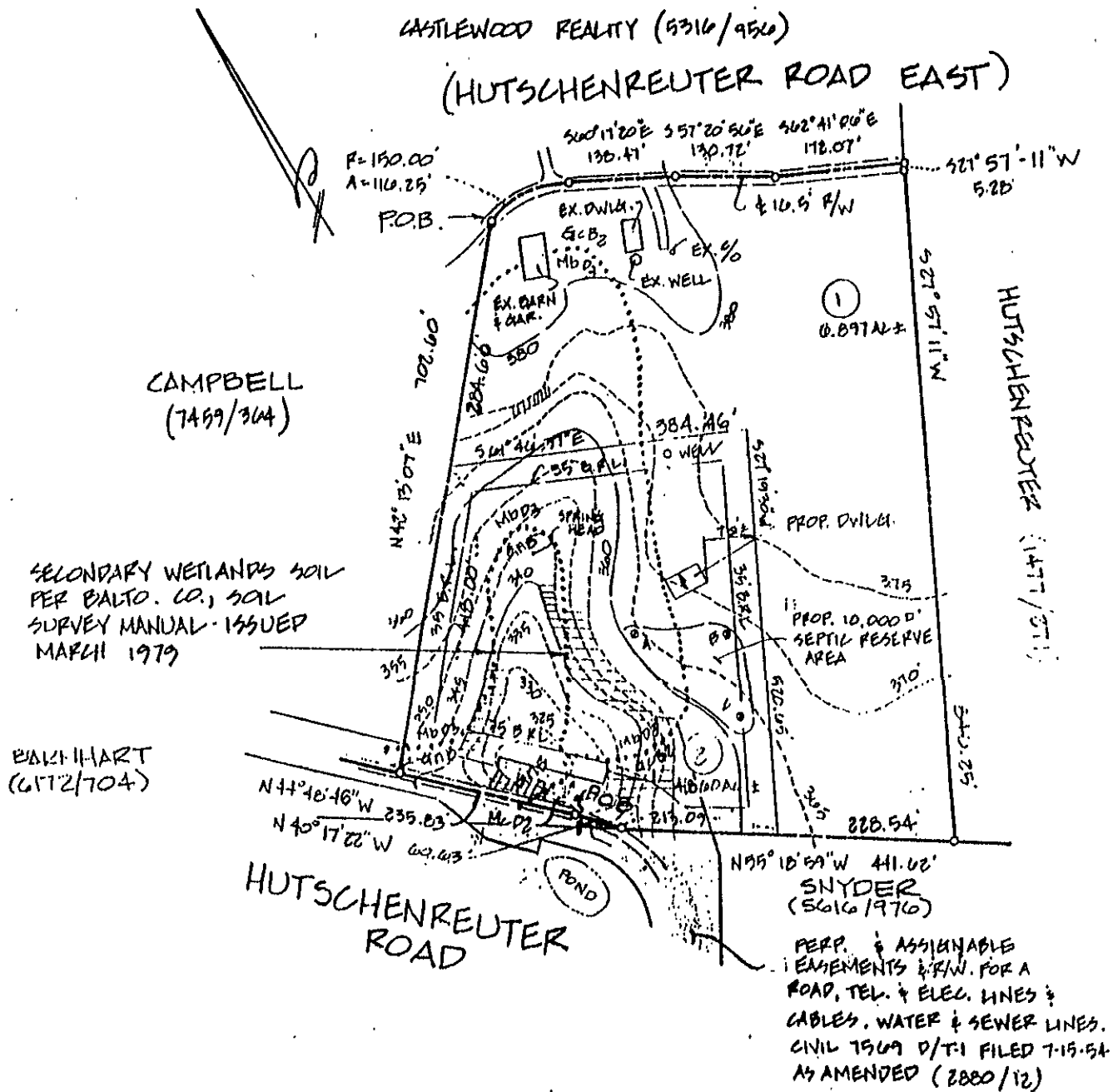
LIBER 8 | 0 | PAGE 177



LOCATION MAP  
SCALE: 1" = 2000'

## OWNER

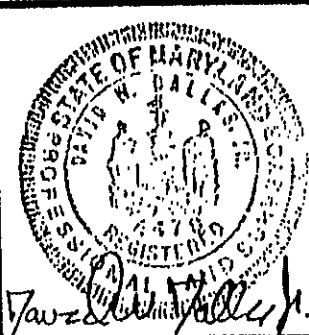
MICHAEL J. & JEAN MARGARET CAMPBELL  
# 6204 HUTSCHENREUTER ROAD



NOTE: TOPOGRAPHY AS SHOWN HEREON PER B.C.B.E. 14H & 15H.

*Robert W. Shesby* 1-27-89  
BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT DATE 12/85

V T ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
4932 HAZELWOOD AVE.  
BALTIMORE, MD 21206  
(301) 866-2001



DEED REFERENCE:  
E.H.K., JR. 6164/826  
MINOR SUBDIVISION PLAT

CAMPBELL  
PROPERTY  
11TH. ELECTION DISTRICT  
BALTIMORE COUNTY MD.  
SCALE: 1" = 200' DECEMBER 12, 1988

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantees as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

*Michael J. Campbell* [Seal]  
Michael J. Campbell

*Jean Margaret Campbell* [Seal]  
Jean Margaret Campbell

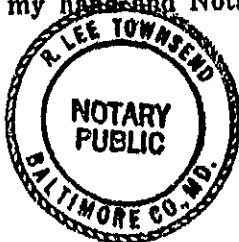
State of Maryland, BALTIMORE County, TO WIT:

I HEREBY CERTIFY, that on this 10th day of February, 19 89, before me, a Notary Public of the State aforesaid, personally appeared

MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



*R. Lee Townsend*  
Notary Public

My commission expires: July 1, 1990

(Individual Form)

MAIL TO:

S.M.

LIBER 8 | 0 | PAGE 171

364

J. MELVILLE TOWNSEND  
Attorney at Law  
Suite 200 24 W. Pennsylvania Ave.  
Towson, Maryland 21204

1067-1073

This Deed, Made this 10<sup>th</sup> day of February

, in the year one

thousand nine hundred and eighty-nine, by and between

MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife, parties of the first part,  
Grantors, and

MICHAEL JOHN CAMPBELL, JR., their son, party of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the actual consideration paid or to be paid being \$ 0.00, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, his personal representatives an assigns, in fee simple, all that

lot(s) of ground

situate in Baltimore County

in the State of Maryland, and described as follows, that is to say:

For Description see Schedule A  
attached hereto and made a part hereof.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

By \_\_\_\_\_

DATE

2/10/89

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County

By \_\_\_\_\_

Date

2/10/89

DEED

SM CLERK

#99023 C001 R02 T14:2  
02/10/8

19.00

0-1

19.00

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY MARYLAND

For \_\_\_\_\_

Authorized Signature

Date 2-10-89 Sec. 11-66 C

2B

SCHEDULE A

## DESCRIPTION OF PART OF THE PROPERTY OF MICHAEL J. CAMPBELL AND WIFE (LOT 2)

BEGINNING for the same at a railroad spike found in or near the centerline of Hutschenreuter Road and at the beginning of the ninth or North 44 degrees 48 minutes 46 seconds West 235.85 foot line of that parcel of land which by deed dated May 13, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6164 folio 826, etc. was conveyed by Michael J. Campbell to Michael J. Campbell and wife being also at the end of the sixth or South 44 degrees 48 minutes 46 seconds East 564.10 foot line of that parcel of land which by deed dated May 29, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6172 folio 704, etc. was conveyed by Albert Clifford Barnhart and others to Albert Clifford Barnhart thence running with and binding in or near the centerline of Hutschenreuter Road with the use thereof in common with others entitled thereto and running with and binding on said ninth line and running and binding reversely on part of said sixth line, as now surveyed, North 44 degrees 48 minutes 46 seconds West 235.83 feet thence leaving said Hutschenreuter Road and running with and binding on a part of the tenth line of said firstly described deed North 42 degrees 13 minutes 07 seconds East 418.00 feet to an iron bar set thence leaving said tenth line and running for new lines of division the two following courses and distances: South 61 degrees 46 minutes 37 seconds East 384.46 feet and South 27 degrees 19 minutes 30 seconds West 520.65 feet to an iron bar set in the seventh line of said firstly described deed distant 228.54 feet from the beginning thereof thence running with and binding on a part of said seventh line North 53 degrees 18 minutes 59 seconds West 213.09 feet to a railroad spike found in or near the centerline of Hutschenreuter Road thence running in or near the centerline of said Hutschenreuter Road with the use thereof in common with others entitled thereto and running with and binding on the eighth line of said firstly described deed and running and binding reversely on the seventh line of said secondly described deed North 40 degrees 17 minutes 22 seconds West 60.63 feet to the place of beginning.

CONTAINING 4.860 acres of land, more or less.

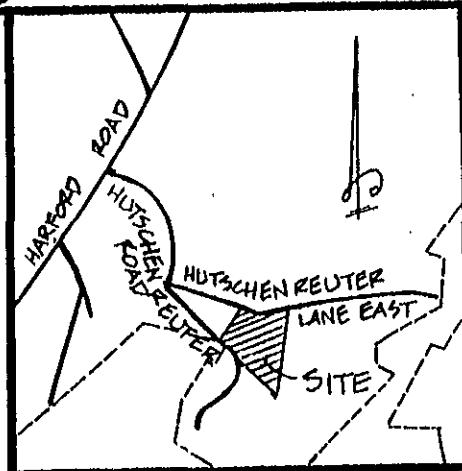
SUBJECT to a perpetual and assignable easement and right of way for a road, telephone and electric power lines and cables, water and sewer lines, in, or, over, under and across tract A-105-E, redesignated as A-105-E-1, as described in declaration of taking dated February 16, 1956 and recorded in the Land Records of Baltimore County in Liber G.L.B. 2880 folio 12 and shown on Corps of Engineers, U.S. Army, Nike Battery BA-09 Military Reservation Drawing Number N.A.D. 183, Project Number 4913 and dated January 8, 1974.

BEING a part of that parcel of land which by deed dated May 13, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6164 folio 826, etc. was conveyed by Michael J. Campbell to Michael J. Campbell and wife.

# NOTES:

1. EXISTING ZONING OF SITE IS RC-2
2. GROSS AREA OF SITE = 11.757 AC±
3. LOT 1 = 0.897 AC±  
LOT 2 = 4.800 AC±
4. NO CLEARING, GRADING OR DISTURBANCE IN WETLAND AREA EXCEPT AS PER THE BALTIMORE COUNTY WATER QUALITY POLICY.

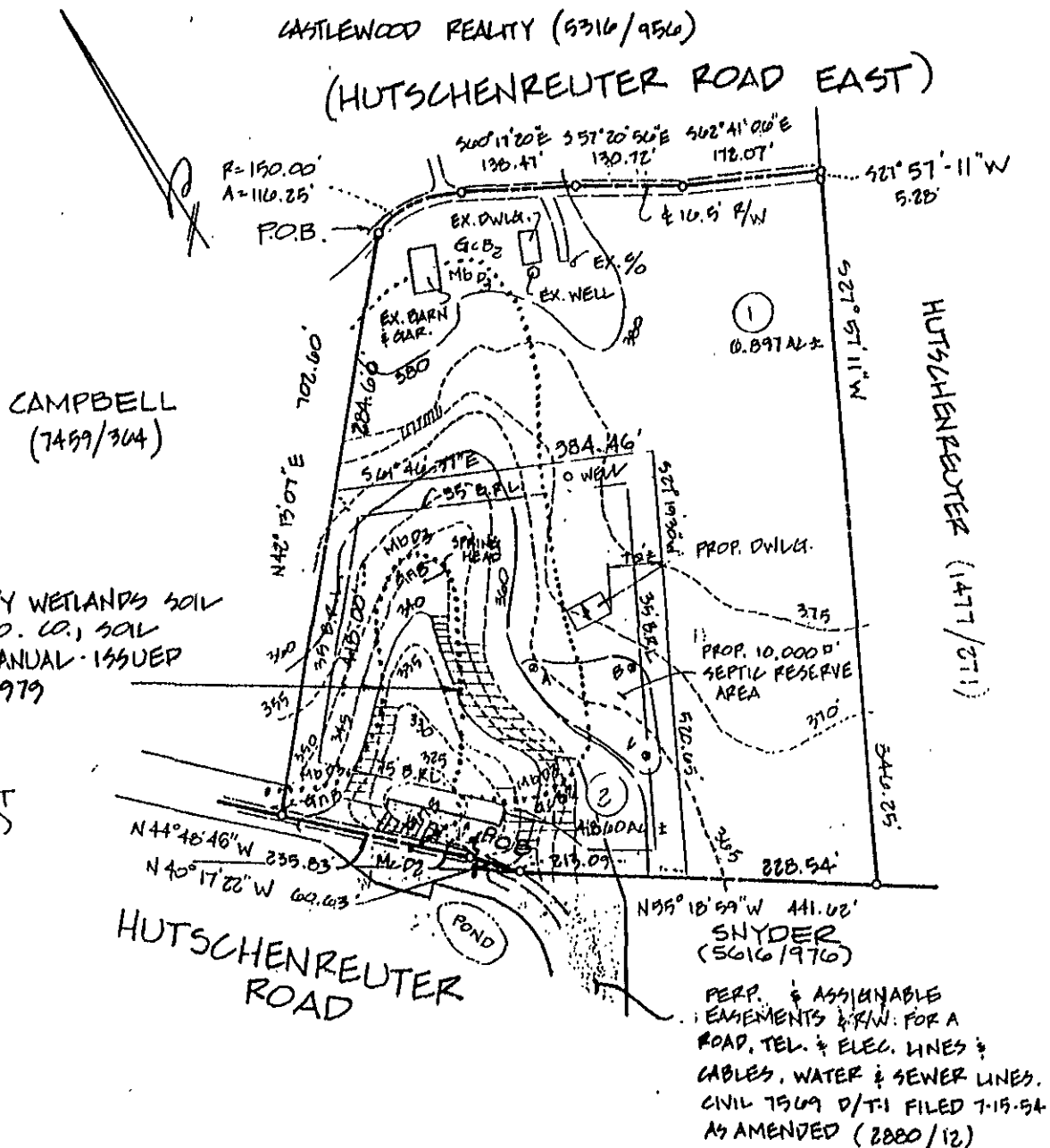
LIBER 8101 PAGE 173



LOCATION MAP  
SCALE: 1"=2000'

## OWNER

MICHAEL J. & JEAN MARGARET CAMPBELL  
# 6204 HUTSCHENREUTER ROAD



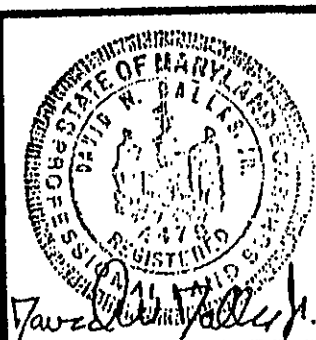
NOTE: TOPOGRAPHY AS SHOWN HEREON PER B.C.B.E. 14H 115H.

Robert W. Shesby

1-27-89

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT  
DATE 12/85

V T ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
4932 HAZELWOOD AVE.  
BALTIMORE, MD 21206  
(301) 866-2001



DEED REFERENCE:  
E.H.K., JR. 6104/820  
MINOR SUBDIVISION PLAT

CAMPBELL  
PROPERTY

11TH. ELECTION DISTRICT  
BALTIMORE COUNTY MD.  
SCALE: 1"=200' DECEMBER 12, 1988

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

July 11, 1995

(410) 887-3353

Michael J. Campbell  
6204 Hutschenreuter Lane East  
Glen Arm, Maryland 21057

RE: Refinement  
Campbell Property  
6204 Hutschenreuter Lane, East &  
6302 Hutschenreuter Road  
DRC Number 7105AA Dist. 11C5

Dear Mr. Campbell:

On July 10, 1995, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the Minor Subdivision Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

Please note that the lot line must be removed and a Special Exception with a non-density transfer is required.

The following requirements are necessary to further process your project and must be submitted to:

The Department of Permits and Development Management (PDM)  
County Office Building - Room 123  
111 W. Chesapeake Avenue, Towson, Maryland 21204

1. A copy of this letter.
2. In order to confirm the approval of this project, please submit a revised mylar and two prints for signature by this office and the Department of Environmental Protection and Resource Management. You will then be asked for 8 copies of this approved plan for distribution to county agencies.

Also enclosed is Minor Subdivision Procedure manual for your information.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,

Donald T. Rascoe

DONALD T. RASCOE  
Development Manager

PETITIONER'S  
EXHIBIT 3

DTR:KAK:aw

MICROFILMED





IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
S/S Hutschenreuter Road East, 1400'E of  
the c/l of Hutschenreuter Road \* DEPUTY ZONING COMMISSIONER  
(6204 & 6302 Hutschenreuter Road) \* OF BALTIMORE COUNTY  
11th Election District \*  
5th Councilmanic District \* Case No. 96-71-SPH  
Michael John Campbell, Sr., et al  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 6204 and 6302 Hutschenreuter Road, located in the vicinity of Harford Road in Glen Arm. The Petition was filed by the owners of the property, Michael J. Campbell, Sr. and his wife, Jean Margaret Campbell, and their son, Michael J. Campbell, Jr. The Petitioners seek approval to create a non-density parcel to be transferred to the adjoining lot owned by Michael J. Campbell, Jr. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael J. Campbell, Jr., Terry Campbell, R. Bruce Doak, Professional Engineer who prepared the site plan for this project, and Leonard Hutschenreuter, Jr., a nearby resident. There were no Protestants present.

Testimony and evidence offered revealed that the property which is the subject of this request consists of 4.467 acres, more or less, zoned R.C.2, and is highlighted in yellow on Petitioner's Exhibit 1. This parcel is part of a larger tract owned by Mr. & Mrs. Michael J. Campbell, Sr. which presently consists of 9.327 acres and is improved with their residence, known as 6204 Hutschenreuter Road. This larger tract is identified as Lot 1 on Petitioner's Exhibit 1 and is highlighted in pink there-

on. Michael J. Campbell, Jr. owns an adjoining lot, identified as Lot 2 on Petitioner's Exhibit 1, which consists of 4.856 acres, more or less, and is also improved with a single family residence. Lot 2 is highlighted in orange on the site plan. Mr. & Mrs. Campbell, Sr. wish to transfer, as a non-density parcel, 4.467 acres from Lot 1 to their son. Pursuant to this request, Michael J. Campbell, Jr. will own 9.327 acres and Mr. & Mrs. Michael J. Campbell, Sr. will own 2.430 acres.

Further testimony revealed that all density associated with Lots 1 and 2 has been utilized by virtue of the existing dwellings and that no further development on either lot will occur.

After due consideration of the testimony and evidence presented, it appears that the special hearing should be granted. It has been established that the 4.467 acres to be transferred contain no density units and as such, meets the spirit and intent of the R.C.2 regulations. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19<sup>th</sup> day of October, 1995 that the Petition for Special Hearing seeking approval to create a non-density parcel to be transferred to an adjoining lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.3 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Permits and Development Management (PDM) office for inclusion in the case file.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 10/19/95  
By 6/12

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 19, 1995

(410) 887-4386

Mr. & Mrs. Michael J. Campbell, Sr.  
6204 Hutschenreuter Road  
Glen Arm, Maryland 21057

RE: PETITION FOR SPECIAL HEARING  
S/S Hutschenreuter Road East, 1400'E of the c/l of Hutschenreuter Road  
(6204 & 6302 Hutschenreuter Road)  
11th Election District - 5th Councilmanic District  
Michael John Campbell, Sr., et al - Petitioners  
Case No. 96-71-SPH

Dear Mr. & Mrs. Campbell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-1391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

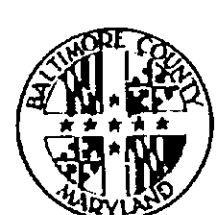
cc: Mr. Michael J. Campbell, Jr.  
6302 Hutschenreuter Road, Glen Arm, Md. 21057

Mr. R. Bruce Doak, Gerhold Cross & Etzel  
320 E. Towsontown Blvd., Suite 100, Towson, Md. 21286

People's Counsel

file

Printed with Soybean Ink  
No Recycled Paper



## Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 6204/6302 Hutschenreuter Road  
which is presently zoned RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*the creation of a non-density parcel to be transferred to an adjoining lot*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser's Name:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

When do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Michael John Campbell, Jr.

Michael John Campbell, Jr.

Michael J. Campbell, Jean Margaret Campbell

6204 Hutschenreuter Road 6204-3067

6204 Hutschenreuter Road East 6204-2850

Glen Arm, Maryland 21057

Gerhold Cross & Etzel, Ltd.

320 E. Towsontown Blvd. 823-4470

320 E. Towsontown Blvd. 823-4470

2 hr

2 hr

8/16/95

GORDON T. LINDGREN  
EDWARD D. DRINGLOHN  
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.  
Registered Professional Land Surveyors

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

ERENWITTE  
PAUL G. GOLLERBERG  
FRED H. GOLLERBERG  
CARL L. GERHOLD  
PHILIP A. CARON  
OF COUNSEL  
JOHN F. ETZEL  
WILLIAM G. ULBRICH

96-71-SPH

July 31, 1995

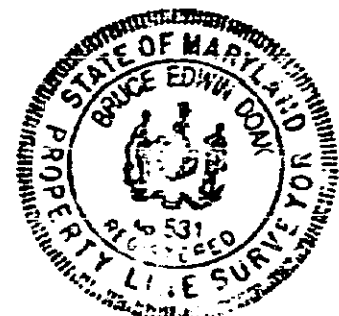
#### Zoning Description for Non-Density Parcel Hutschenreuter Road East

Beginning at a point in or near the centerline of Hutschenreuter Road East, 16.5 feet wide, at a distance of 1,400 feet, more or less, easterly from the centerline of Hutschenreuter Road, thence the thirteen following courses and distances:

- 1) South 57 degrees 20 minutes 56 seconds East 63.20 feet,
- 2) South 62 degrees 41 minutes 06 seconds East 172.07 feet,
- 3) South 27 degrees 57 minutes 11 seconds West 851.53 feet,
- 4) North 55 degrees 18 minutes 59 seconds West 228.54 feet,
- 5) North 27 degrees 19 minutes 30 seconds East 520.65 feet,
- 6) North 61 degrees 46 minutes 37 seconds West 384.16 feet,
- 7) North 40 degrees 26 minutes 51 seconds East 35.85 feet,
- 8) North 31 degrees 02 minutes 17 seconds East 75.57 feet,
- 9) North 30 degrees 01 minute 01 second East 63.64 feet,
- 10) North 33 degrees 14 minutes 02 seconds East 58.34 feet,
- 11) North 33 degrees 30 minutes 00 seconds East 57.00 feet,
- 12) North 10 degrees 06 minutes 00 seconds East 16.00 feet and
- 13) North 32 degrees 39 minutes 04 seconds East 4.88 feet to the point of beginning.

Containing 4.467 acres of land, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



# 67

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District North Date of Posting 8/12/95  
Posted for Special Hearing  
Petitioner Michael J. Campbell, Jr. et al  
Location of property 6204-6302 Hutschenreuter Rd  
Location of Sign Frontage road w/ Dr. property being zoned  
Remarks See map  
Posted by Michael Date of return 9/2/95  
Number of Signs 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/14, 1995.

THE JEFFERSONIAN,  
*A. Henrichson*  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 004859

DATE 9/29/95 ACCOUNT 01-615

AMOUNT \$ 55.15

RECEIVED FROM 96-71-SPH

FOR 2007-8-12-19-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-4



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, Director

For newspaper advertising:

Item No.: 67  
Petitioner: (see below)  
Location: (see below)  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Michael J. Campbell  
ADDRESS: 6204 Hutschenreuter Road - East  
Glen Arm, Maryland 21057  
PHONE NUMBER: 592-2856

AJ:ggg

(Revised 04/29/93)

TO: POTOMAC PUBLISHING COMPANY  
September 14, 1995 Issue - Jeffersonian

Please forward billing to:

Michael J. Campbell  
6204 Hutschenreuter Road - East  
Glen Arm, Maryland 21057  
592-2856

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-71-SPH (Item 67)  
6204/6302 Hutschenreuter Road  
S/S Hutschenreuter Road East, 1400' E of c/l Hutschenreuter Road  
11th Election District - 5th Councilmanic  
Legal Owner: Michael John Campbell, Jr., et al  
HEARING: MONDAY, OCTOBER 2, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the creation of a non-density parcel to be transferred to an adjoining lot.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 7, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-71-SPH (Item 67)  
6204/6302 Hutschenreuter Road  
S/S Hutschenreuter Road East, 1400' E of c/l Hutschenreuter Road  
11th Election District - 5th Councilmanic  
Legal Owner: Michael John Campbell, Jr., et al  
HEARING: MONDAY, OCTOBER 2, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the creation of a non-density parcel to be transferred to an adjoining lot.

Arnold Jablon  
Director

cc: Michael J. Campbell, et al  
Gerbold Cross & Etzel, Ltd.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO CM 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 26, 1995

Michael J. Campbell  
6204 Hutschenreuter Lane East  
Glen Arm, Maryland 21057

RE: Item No.: 67  
Case No.: 96-71-SPH  
Petitioner: M. J. Campbell

Dear Mr. Campbell:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

**INTER-OFFICE CORRESPONDENCE**

TO: ZADM Joyce Watson DATE: 8/30/95  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 8/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 65  
66  
67  
68  
72  
74  
78  
79

LS:sp

LETTY2/DEPRM/TXTSBP

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 7, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for September 5, 1995  
Items 065, 066, 067, 068, 074, 075, 076  
077 and 079

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:aw

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: September 1, 1995  
Zoning Administration and  
Development Management

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Carol V. Ward

PK/JL

ITEM62/PZORB/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, 74, 75, 77, 79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 987-4881, MS-1102F

RECEIVED  
SEP 5 1995

ZADM





Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 067 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Office of Zoning Administration  
and Development Management

#67

111 West Chesapeake Avenue  
Towson, MD 21204

July 11, 1995

(410) 887-3353

Michael J. Campbell  
6204 Hutschenreuter Lane East  
Glen Arm, Maryland 21057

RE: Refinement  
Campbell Property  
6204 Hutschenreuter Lane, East &  
6302 Hutschenreuter Road  
LNC Number 7105AA Dist. 11C5

Dear Mr. Campbell:

On July 10, 1995, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the Minor Subdivision Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

Please note that the lot line must be removed and a Special Exception with a non-density transfer is required.

The following requirements are necessary to further process your project and must be submitted to:

The Department of Permits and Development Management (PDM)  
County Office Building - Room 123  
111 W. Chesapeake Avenue, Towson, Maryland 21204

1. A copy of this letter.
2. In order to confirm the approval of this project, please submit a revised mylar and two prints for signature by this office and the Department of Environmental Protection and Resource Management. You will then be asked for 8 copies of this approved plan for distribution to county agencies.

Also enclosed is Minor Subdivision Procedure manual for your information.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,

*Donald T. Rascoe*  
DONALD T. RASCOE  
Development Manager

DTR:KAK:aw

Printed with Soy-based Ink  
on Recycled Paper

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bridge Dem. - Gerhold, Cross & Etzel, Ltd. 320 E. Towson Blvd. Towson, Md. 21202  
*Michael Campbell* 6204 Hutschenreuter Lane East 21057  
*John Campbell* 6204 Hutschenreuter Lane East 21057  
*Gerhold, Cross & Etzel, Ltd.* 320 E. Towson Blvd. Towson, Md. 21202

#67

R. C. 2

R. C. 2

96-71-SRH

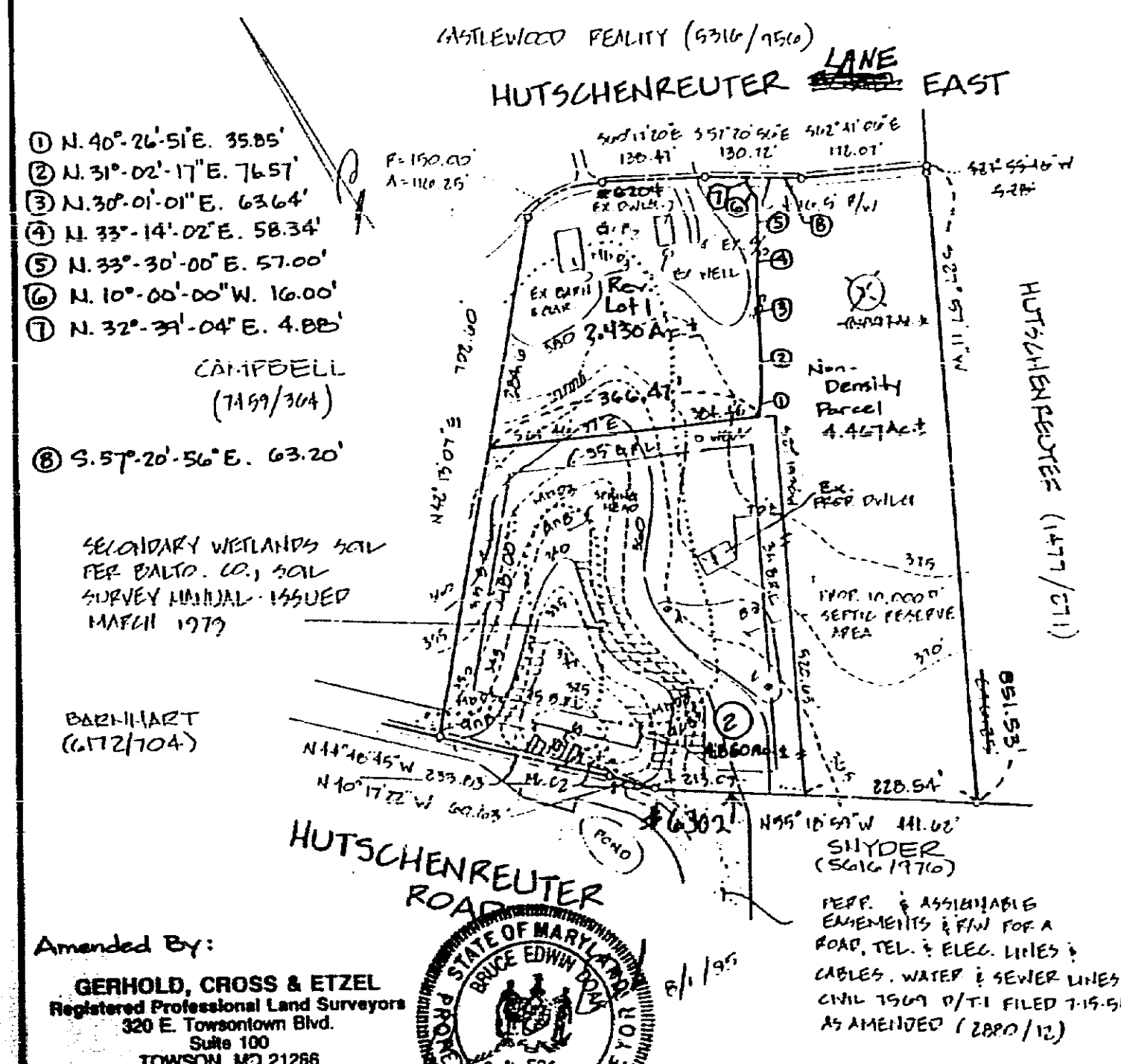
NE 12-1/2  
NE 15-1/2  
1" = 200'

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
320 E. Towson Blvd.  
Suite 100  
TOWSON, MD 21206

NOTES:  
1. EXISTING ZONING OF SITE IS R.C. 2  
2. GROSS AREA OF SITE = 11.791 AC±  
3. LOT 1 = 0.897 AC±  
LOT 2 = 4.800 AC±  
4. NO CLEARING, GRADING OR  
DISTURBANCE IN WETLAND AREA  
EXCEPT AS PER THE BALTIMORE  
COUNTY WATER QUALITY POLICY.

OWNER  
MICHAEL J. & JEAN MARGARET CAMPBELL  
# 6204 HUTSCHENREUTER ROAD

LOCATION MAP  
SCALE: 1" = 2000'

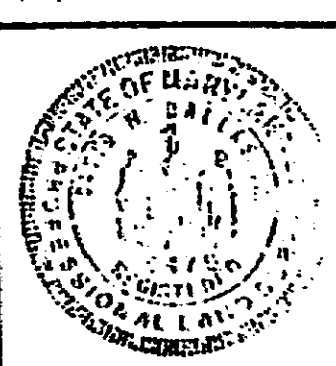


Amended By:

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
320 E. Towson Blvd.  
Suite 100  
TOWSON, MD 21206

*Walter W. Sklar*  
BALTIMORE COUNTY DEPARTMENT  
OF ENVIRONMENTAL PROTECTION &  
RESOURCE MANAGEMENT

V T ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
4932 HAZELWOOD AVE.  
BALTIMORE, MD 21206  
(800) 866-2001

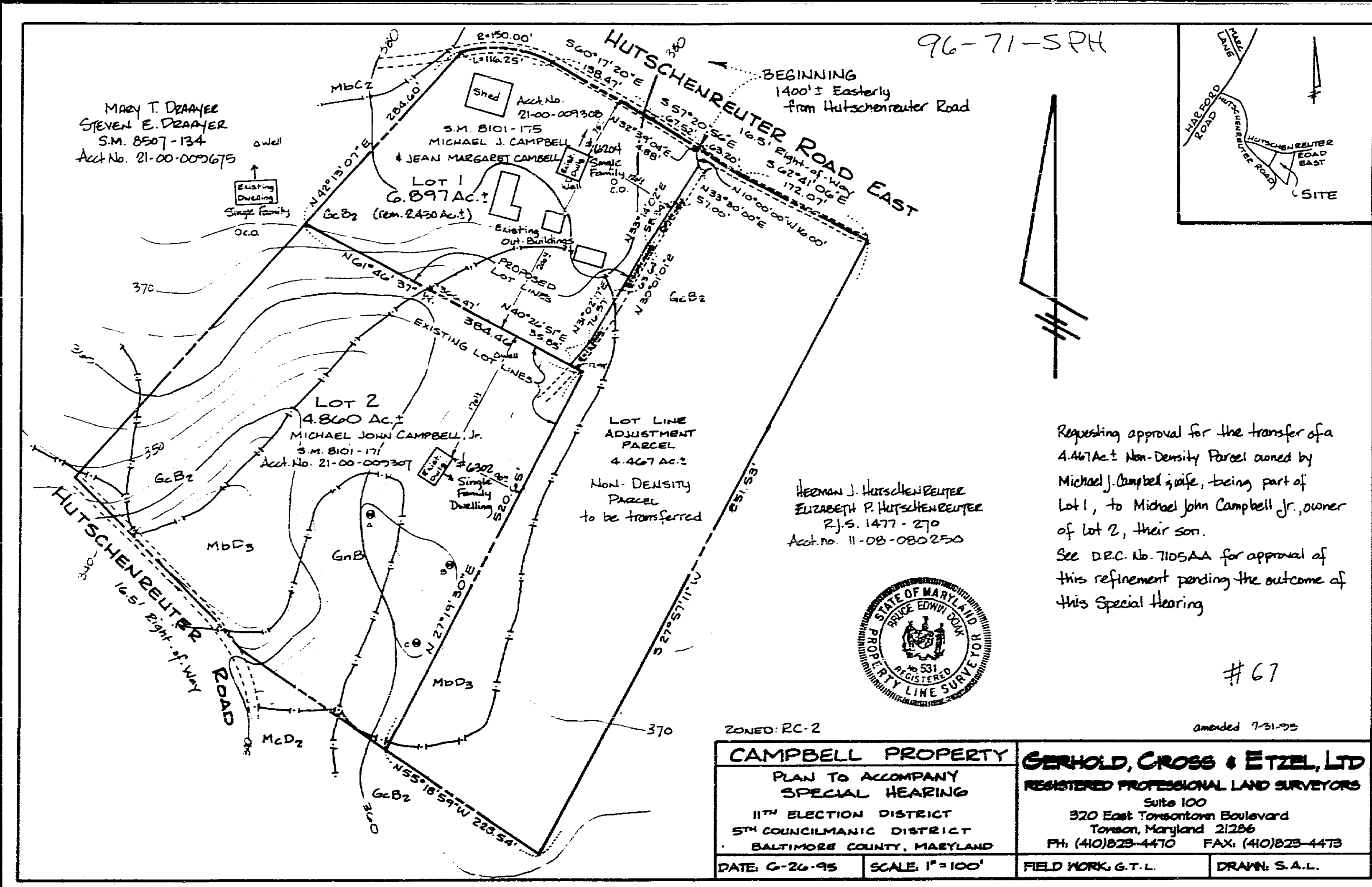


NOTE: TOPOGRAPHY AS  
SHOWN HEREON PER  
B.C.D.E. 144 115H.

AMENDED PLAT  
Aug. 1, 1995

DEED REFERENCE:  
E.V. 1, JR. 6/14/1970

MINOR SUBDIVISION PLAT  
CAMPBELL  
PROPERTY  
11TH ELECTION DISTRICT  
BALTIMORE COUNTY, MD  
SCALE: 1" = 200' DECEMBER 1990



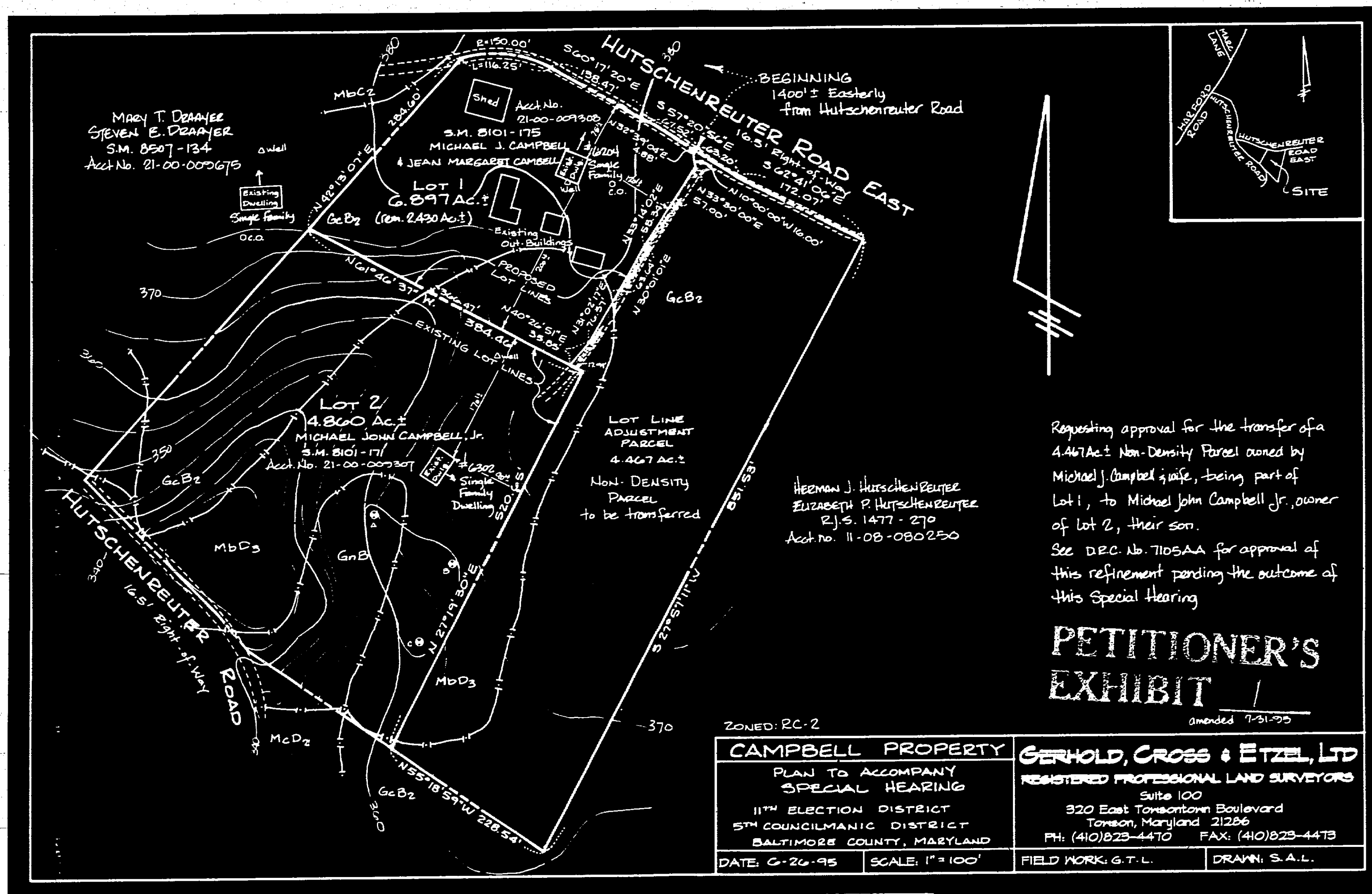
Requesting approval for the transfer of a  
4.461 AC± Non-Density Parcel owned by  
Michael J. Campbell, Jr., being part of  
Lot 1, to Michael John Campbell, Jr., owner  
of Lot 2, their son.  
See D.R.C. No. 7105AA for approval of  
this refinement pending the outcome of  
this Special Hearing.

#67

Amended 7-31-95

CAMPBELL PROPERTY		GERHOLD, CROSS & ETZEL, LTD.	
PLAN TO ACCOMPANY SPECIAL HEARING		REGISTERED PROFESSIONAL LAND SURVEYORS	
11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND		320 East Towson Boulevard Towson, Maryland 21206 Ph: (410) 823-4470 FAX: (410) 823-4473	
DATE: 6-26-95	SCALE: 1" = 100'	FIELD WORK: G.T.L.	DRAWN: S.A.L.





(Individual Form) MAIL TO: S.M. 1059-1066  
 J. MELVILLE TOWNSEND  
 Attorney at Law  
 Suite 200 24 W. Pennsylvania Ave.  
 Towson, Maryland 21204  
 This Deed, Made this 10th day of February, 1995, in the year one thousand nine hundred and eighty-nine, by and between  
 MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife, parties of the first part, Grantors, and MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife, parties of the second part, Grantees.  
 Witness: that in consideration of the sum of Five Dollars, and other valuable considerations, the actual consideration paid or to be paid being \$ 0.00, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives and assigns, in fee simple, all that  
 lot(s) of ground  
 situate in Baltimore County,  
 in the State of Maryland, and described as follows, that is to say:  
 For Description see Schedule A attached hereto and made a part hereof.  
 RECEIVED FOR TRANSFER  
 State Department of Assessments & Taxation  
 for Baltimore County  
 By: [Signature] DATE: 7/10/95  
 TRANSFER TAX NOT REQUIRED  
 Director of Finance  
 BALTIMORE COUNTY, MARYLAND  
 For: [Signature]  
 Authorized Signature  
 Date: 7/10/95 Sec. 11-65 A  
 PETITIONER'S EXHIBIT 1

(Individual Form) MAIL TO: S.M. 1067-1073  
 J. MELVILLE TOWNSEND  
 Attorney at Law  
 Suite 200 24 W. Pennsylvania Ave.  
 Towson, Maryland 21204  
 This Deed, Made this 10th day of February, 1995, in the year one thousand nine hundred and eighty-nine, by and between  
 MICHAEL J. CAMPBELL and JEAN MARGARET CAMPBELL, his wife, parties of the first part, Grantors, and MICHAEL JOHN CAMPBELL, JR., (their son), party of the second part, Grantee.  
 Witness: that in consideration of the sum of Five Dollars, and other valuable considerations, the actual consideration paid or to be paid being \$ 0.00, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, his personal representatives and assigns, in fee simple, all that  
 lot(s) of ground  
 situate in Baltimore County,  
 in the State of Maryland, and described as follows, that is to say:  
 For Description see Schedule A attached hereto and made a part hereof.  
 RECEIVED FOR TRANSFER  
 State Department of Assessments & Taxation  
 for Baltimore County  
 By: [Signature] DATE: 7/10/95  
 TRANSFER TAX NOT REQUIRED  
 Director of Finance  
 BALTIMORE COUNTY, MARYLAND  
 For: [Signature]  
 Authorized Signature  
 Date: 7/10/95 Sec. 11-65 C  
 PETITIONER'S EXHIBIT 2

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management  
 111 West Chesapeake Avenue  
 Towson, MD 21204  
 July 11, 1995 (410) 887-3353  
 Michael J. Campbell  
 6204 Hutschenreuter Lane East  
 Glen Arm, Maryland 21057  
 RE: Refinement  
 Campbell Property  
 6204 Hutschenreuter Lane, East &  
 6302 Hutschenreuter Road  
 DRC Number 7105AA Dist. 11C5  
 Dear Mr. Campbell:  
 On July 10, 1995, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the Minor Subdivision Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.  
 Please note that the lot line must be removed and a Special Exception with a non-density transfer is required.  
 The following requirements are necessary to further process your project and must be submitted to:  
 The Department of Permits and Development Management (PDM)  
 County Office Building - Room 123  
 111 W. Chesapeake Avenue, Towson, Maryland 21204  
 1. A copy of this letter.  
 2. In order to confirm the approval of this project, please submit a revised mylar and two prints for signature by this office and the Department of Environmental Protection and Resource Management. You will then be asked for 8 copies of this approved plan for distribution to county agencies.  
 Also enclosed is Minor Subdivision Procedure manual for your information.  
 If you have any questions, please feel free to call me at (410) 887-3353.  
 Sincerely,  
 Donald T. Rascoe  
 Development Manager  
 PETITIONER'S EXHIBIT 3  
 DTR:KAK:aw